

Duplex (2 Units, Any Combination)

RESIDENTIAL

7639 RIVER RANCH WAY

SACRAMENTO, CA 95831



5

BEDS

4.5

BATHS

4,441 ft²

LIVING AREA

0.27 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

12

ROOMS

4

PARKING

VALUATION

Last Sale

\$417,500 · Jun 15, 2000

TAX & ASSESSMENT

Property Tax	\$7,919 (2025)
Assessed Value	\$654,501
Previous Assessed	\$641,669

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

48 FLOOD	42 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 24, 2025	Financing	Intrafamily Transfer			
Sep 5, 2012	Quitclaim	Quit Claim Transfer			\$360K
Jul 27, 2006	Quitclaim	Quit Claim Transfer			
Oct 22, 2003	Quitclaim	Quit Claim Transfer			
Sep 4, 2003	Quitclaim	Quit Claim Transfer			\$220K
Dec 20, 2000	Quitclaim	Quit Claim Transfer			
Jun 15, 2000	Resale	Grant Deed	\$417,500	\$94	\$210K
Mar 2, 1994	Quitclaim	Quit Claim Transfer			\$83K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.3 mi
John F. Kennedy High School	High	9–12	2.0 mi
Sam Brannan Middle School	Middle	7–8	3.3 mi

District: Sacramento City Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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