

Single Family Residence **RESIDENTIAL**

7655 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$1,198,462 TopHap Estimate · \$299 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,005 ft²

LIVING AREA

0.44 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

9

ROOMS

4

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$402,000 · Nov 30, 1995

Est. Owner Equity

\$549,462

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$8,284 (2025)
Assessed Value	\$681,157
Previous Assessed	\$667,801

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.44
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
Jun 30, 2021	Financing	Intrafamily Transfer			
Jun 30, 2021	Financing	Intrafamily Transfer			\$325K
Aug 23, 2012	Financing	Intrafamily Transfer			\$417K
Aug 23, 2012	Quitclaim	Quit Claim Transfer			
Apr 27, 2010	Quitclaim	Quit Claim Transfer			
Apr 27, 2010	Financing	Intrafamily Transfer			\$291K
Feb 2, 2006	Quitclaim	Quit Claim Transfer			
Dec 23, 1996	Quitclaim	Quit Claim Transfer			\$302K
Nov 30, 1995	Resale	Grant Deed	\$402,000	\$100	\$292K
Mar 24, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.3 mi
John F. Kennedy High School	High	9–12	2.1 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	Owner occupied
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