

Single Family Residence **RESIDENTIAL**

7673 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$697,420 TopHap Estimate · \$314 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,222 ft²

LIVING AREA

0.2 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$697K

\$649K low

\$746K high

Last Sale

\$519,000 · Oct 10, 2019

Est. Owner Equity

\$447,420

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,950 (2025)
Assessed Value	\$578,948
Previous Assessed	\$567,598

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

46
FLOOD

42
WILDFIRE

49
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 7, 2019	Resale	Grant Deed	\$519,000	\$234	\$250K
May 1, 2012	Quitclaim	Quit Claim Transfer			
Mar 12, 2010	Recorded document	Grant Deed			
Mar 11, 2010	Financing	Intrafamily Transfer			\$240K
Jul 16, 2007	Quitclaim	Quit Claim Transfer			
Nov 15, 2000	Quitclaim	Quit Claim Transfer			
Jul 2, 1993	Quitclaim	Quit Claim Transfer			\$160K

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	3.4 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------