

Single Family Residence **RESIDENTIAL**

7677 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$558,933 TopHap Estimate · \$359 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,556 ft²

LIVING AREA

0.2 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$559K

\$499K low

\$619K high

Last Sale

\$226,000 · Feb 29, 1996

Est. Owner Equity

\$410,933

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$4,573 (2025)
Assessed Value	\$382,926
Previous Assessed	\$375,419

PROPERTY FACTS

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

CLIMATE RISK

45
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 12, 2007	Quitclaim	Quit Claim Transfer			
Feb 29, 1996	Resale	Grant Deed	\$226,000	\$145	\$181K
Mar 3, 1989	Resale	Grant Deed	\$229,000	\$147	\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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