

Single Family Residence **RESIDENTIAL**

7913 RICHION DR

SACRAMENTO, CA 95823

\$370,024 TopHap Estimate · \$306 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,208 ft²

LIVING AREA

0.15 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$370K

\$353K low

\$387K high

Last Sale

\$21,000 · Sep 30, 1994

Est. Owner Equity

\$286,024

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$1,574 (2025)
Assessed Value	\$130,171
Previous Assessed	\$127,620

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

25
FLOOD

41
WILDFIRE

49
HEAT

40
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 7, 2019	Quitclaim	Quit Claim Transfer			
Dec 23, 2003	Quitclaim	Quit Claim Transfer			\$76K
Oct 27, 2003	Quitclaim	Quit Claim Transfer			
Sep 30, 1994	Resale	Grant Deed	\$21,000	\$17	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prairie Elementary School	Elementary	KG–6	0.3 mi
Samuel Jackman Middle School	Middle	7–8	0.3 mi
Valley High School	High	9–12	1.2 mi

District: Elk Grove 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 95823

96 CRIME INDEX	91 AIR POLLUTION	84,096 POPULATION	\$57K 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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