

Single Family Residence **RESIDENTIAL**

7893 RICHION DR

SACRAMENTO, CA 95823

\$300,891 TopHap Estimate · \$313 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.15 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$301K

\$285K low

\$317K high

Last Sale

\$70,000 · Mar 29, 2010

Est. Owner Equity

\$300,891

TAX & ASSESSMENT

Property Tax	\$1,188 (2025)
Assessed Value	\$92,148
Previous Assessed	\$90,342

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2026	Financing	Grant Deed			
Mar 9, 2010	Resale	Grant Deed	\$70,000	\$73	
Nov 2, 2009	Foreclosure sale	Trustees Deed	\$65,000	\$68	
Feb 27, 2006	Quitclaim	Quit Claim Transfer			\$206K
Mar 15, 2006	Resale	Grant Deed	\$275,000	\$286	
Feb 7, 2006	Resale	Grant Deed	\$36,500	\$38	
Aug 29, 2003	Resale	Grant Deed	\$185,500	\$193	\$186K
Jul 17, 2001	Quitclaim	Quit Claim Transfer			\$100K
Oct 31, 1994	Resale	Grant Deed	\$74,000	\$77	\$74K
Nov 20, 1990	Quitclaim	Quit Claim Transfer			\$12K
Jun 24, 1988	Resale	Grant Deed	\$63,000	\$66	\$64K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel Jackman Middle School	Middle	7–8	0.3 mi
Prairie Elementary School	Elementary	KG–6	0.3 mi
Valley High School	High	9–12	1.3 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	Absentee owner
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