

Single Family Residence **RESIDENTIAL**

7644 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$656,032 TopHap Estimate · \$233 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,821 ft²

LIVING AREA

0.1 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$656K

\$621K low

\$691K high

Last Sale

\$269,000 · Oct 25, 2012

Est. Owner Equity

\$331,032

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$4,217 (2025)
Assessed Value	\$337,866
Previous Assessed	\$331,243

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

54 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
Oct 22, 2012	Resale	Grant Deed	\$269,000	\$95	\$264K
Oct 19, 2012	Quitclaim	Quit Claim Transfer			
Apr 26, 2012	Resale	Grant Deed	\$193,500	\$69	
May 10, 2011	Non-arms-length	Trustees Deed	\$525,105	\$186	
Jun 20, 2006	Financing	Intrafamily Transfer			\$75K
May 3, 2002	Quitclaim	Quit Claim Transfer			\$210K
Mar 5, 2002	Quitclaim	Quit Claim Transfer			
Sep 28, 2001	Quitclaim	Quit Claim Transfer			\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.3 mi
John F. Kennedy High School	High	9–12	2.0 mi

Sam Brannan Middle School	Middle	7–8	3.3 mi
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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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