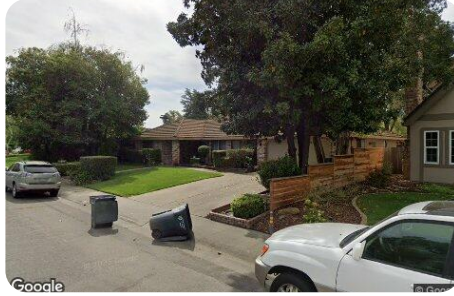
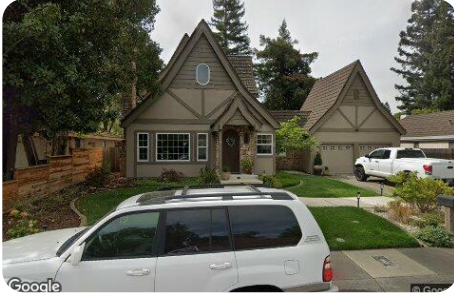


Single Family Residence **RESIDENTIAL**

7607 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$702,729 TopHap Estimate · \$330 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,127 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$703K

\$645K low

\$760K high

Last Sale

\$650,000 · Mar 12, 2020

Est. Owner Equity

\$702,729

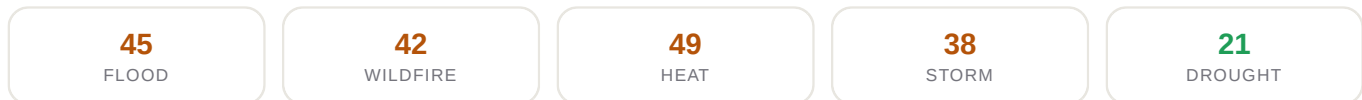
TAX & ASSESSMENT

Property Tax	\$8,560 (2025)
Assessed Value	\$725,081
Previous Assessed	\$710,865

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2020	Resale	Grant Deed	\$650,000	\$306	
Dec 7, 2018	Quitclaim	Quit Claim Transfer			
Jul 1, 2014	Resale	Grant Deed	\$495,000	\$233	\$396K
Dec 26, 2013	Resale	Grant Deed	\$320,000	\$150	\$240K
Dec 3, 2004	Resale	Grant Deed	\$477,500	\$224	\$382K
Jul 27, 2001	Non-arms-length	Grant Deed	\$282,500	\$133	\$254K

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

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	Absentee owner
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