

Single Family Residence **RESIDENTIAL**

7618 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$884,868 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,988 ft²
LIVING AREA

0.19 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$885K

\$851K low

\$918K high

Last Sale

\$648,500 · Jul 18, 2017

Est. Owner Equity

\$366,064

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$9,031 (2025)
Assessed Value	\$752,145
Previous Assessed	\$737,398

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

54
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	\$/FT²	LOAN
Apr 21, 2021	Financing	Intrafamily Transfer			
Apr 21, 2021	Financing	Intrafamily Transfer			\$519K
Aug 19, 2020	Quitclaim	Quit Claim Transfer			
Oct 3, 2017	Quitclaim	Quit Claim Transfer			
Jul 11, 2017	Quitclaim	Quit Claim Transfer			
Jul 11, 2017	Resale	Grant Deed	\$648,500	\$217	\$486K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.3 mi
John F. Kennedy High School	High	9–12	1.9 mi
Sam Brannan Middle School	Middle	7–8	3.2 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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