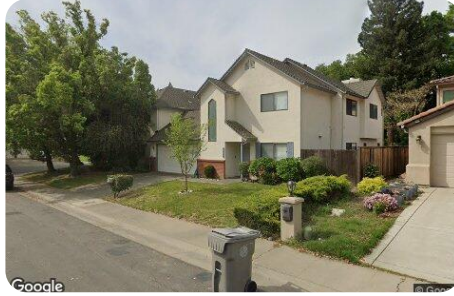


Single Family Residence **RESIDENTIAL**

7620 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$939,216 TopHap Estimate · \$269 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,492 ft²
LIVING AREA

0.21 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$939K

\$869K low

\$1M high

Last Sale

\$875,000 · Mar 6, 2023

Est. Owner Equity

\$939,216

TAX & ASSESSMENT

Property Tax	\$11,063 (2025)
Assessed Value	\$928,556
Previous Assessed	\$910,350

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

59 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
Mar 3, 2023	Resale	Grant Deed	\$875,000	\$251	
May 30, 2017	Resale	Grant Deed	\$718,500	\$206	\$589K
Feb 11, 2013	Quitclaim	Quit Claim Transfer	\$280,000	\$80	
May 15, 2009	Non-arms-length	Trustees Deed	\$3,500,000	\$1002	
Mar 13, 2006	Resale	Grant Deed	\$2,625,000	\$752	\$3.6M

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------