

Single Family Residence **RESIDENTIAL**

7603 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$712,281 TopHap Estimate · \$302 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,360 ft²
LIVING AREA

0.19 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$712K

\$675K low

\$750K high

Last Sale

\$245,000 · Aug 25, 1998

Est. Owner Equity

\$450,128

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$4,890 (2025)
Assessed Value	\$391,750
Previous Assessed	\$384,070

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

51
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	\$/FT ²	LOAN
Oct 10, 2024	Financing	Intrafamily Transfer			
Aug 25, 1998	Resale	Grant Deed	\$245,000	\$104	\$194K

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------