

Single Family Residence **RESIDENTIAL**

7901 RICHION DR

SACRAMENTO, CA 95823

\$312,835 TopHap Estimate · \$326 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.16 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$313K

\$304K low

\$321K high

Est. Owner Equity

\$247,835

Loan-to-Value

21%

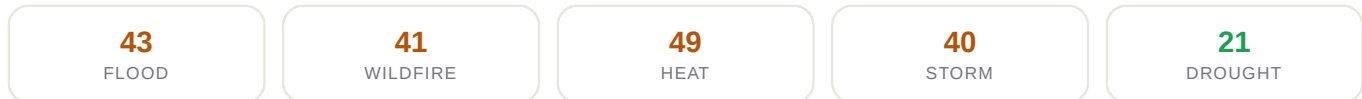
TAX & ASSESSMENT

Property Tax	\$1,517 (2025)
Assessed Value	\$131,319
Previous Assessed	\$128,745

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 28, 1989	Resale	Grant Deed	\$70,000	\$73	\$56K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Samuel Jackman Middle School	Middle	7–8	0.3 mi
Prairie Elementary School	Elementary	KG–6	0.3 mi
Valley High School	High	9–12	1.3 mi

District: Elk Grove 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 95823

96 CRIME INDEX	91 AIR POLLUTION	84,096 POPULATION	\$57K 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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