

Single Family Residence **RESIDENTIAL**

7948 RICHION DR

SACRAMENTO, CA 95823

\$390,933 TopHap Estimate · \$407 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.15 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$391K

\$369K low

\$413K high

Last Sale

\$395,000 · Sep 15, 2023

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$4,452 (2025)
Assessed Value	\$410,958
Previous Assessed	\$402,900

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

25
FLOOD

41
WILDFIRE

49
HEAT

39
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2023	Resale	Grant Deed	\$395,000	\$411	\$383K
Aug 21, 2020	Resale	Grant Deed	\$285,000	\$297	\$276K
Aug 25, 2020	Quitclaim	Quit Claim Transfer			
Jan 28, 2020	Resale	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$198,100	\$206	
Oct 21, 2014	Quitclaim	Quit Claim Transfer			\$154K
Oct 23, 2014	Resale	Grant Deed	\$156,500	\$163	
May 31, 2012	Non-arms-length	Trustees Deed	\$67,000	\$70	
May 3, 2006	Financing	Grant Deed			\$220K
Apr 5, 2006	Quitclaim	Quit Claim Transfer			
Dec 23, 2004	Recorded document	Grant Deed			
Dec 23, 2004	Resale	Grant Deed	\$195,000	\$203	\$156K
Oct 12, 2004	Recorded document	Grant Deed			

May 25, 2001	Resale	Grant Deed	\$125,000	\$130	\$124K
Aug 29, 1994	Resale	Grant Deed	\$82,000	\$85	\$81K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prairie Elementary School	Elementary	KG–6	0.3 mi
Samuel Jackman Middle School	Middle	7–8	0.4 mi
Valley High School	High	9–12	1.1 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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