

Single Family Residence **RESIDENTIAL**

7889 RICHION DR

SACRAMENTO, CA 95823

\$287,668 TopHap Estimate · \$300 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.15 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$288K

\$258K low

\$318K high

Last Sale

\$285,000 · Jul 18, 2025

Est. Owner Equity

\$16,918

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,725 (2025)
Assessed Value	\$325,000
Previous Assessed	\$237,394

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

40
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
Jun 23, 2025	Resale	Grant Deed	\$285,000	\$297	\$271K
Apr 21, 2021	Financing	Intrafamily Transfer			\$238K
Oct 15, 2018	Quitclaim	Quit Claim Transfer			\$206K
Sep 25, 2018	Resale	Grant Deed	\$213,000	\$222	\$206K
Sep 24, 2015	Resale	Grant Deed	\$160,000	\$167	\$96K
Nov 25, 2008	Resale	Grant Deed	\$85,000	\$89	\$84K
Sep 2, 2008	Non-arms-length	Trustees Deed	\$104,125	\$108	
Feb 9, 1996	Resale	Grant Deed	\$69,000	\$72	\$69K
Dec 18, 1995	Quitclaim	Quit Claim Transfer			

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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