

Single Family Residence **RESIDENTIAL**

7897 RICHION DR

SACRAMENTO, CA 95823

\$377,910 TopHap Estimate · \$313 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,208 ft²

LIVING AREA

0.15 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$378K

\$358K low

\$398K high

Last Sale

\$220,000 · Aug 25, 2016

Est. Owner Equity

\$201,910

Loan-to-Value

48%

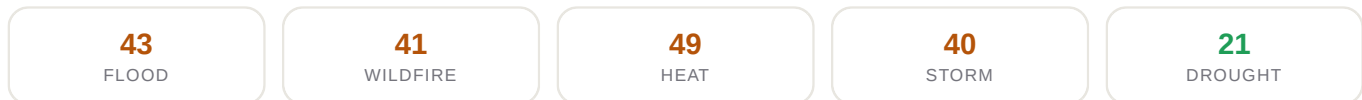
TAX & ASSESSMENT

Property Tax	\$2,913 (2025)
Assessed Value	\$260,429
Previous Assessed	\$255,324

PROPERTY FACTS

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

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2016	Resale	Grant Deed	\$220,000	\$182	\$176K
Sep 8, 2005	Quitclaim	Quit Claim Transfer			
Sep 7, 2005	Quitclaim	Quit Claim Transfer			\$227K
Oct 16, 2002	Quitclaim	Quit Claim Transfer			\$79K
Mar 30, 1994	Resale	Grant Deed	\$89,000	\$74	\$89K
Apr 2, 1993	Non-arms-length	Grant Deed	\$100,500	\$83	

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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