

Single Family Residence **RESIDENTIAL**

7885 RICHION DR

SACRAMENTO, CA 95823

\$379,095 TopHap Estimate · \$320 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,184 ft²

LIVING AREA

0.17 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$379K

\$360K low

\$398K high

Last Sale

\$146,000 · Dec 24, 2001

Est. Owner Equity

\$221,335

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,500 (2025)
Assessed Value	\$219,974
Previous Assessed	\$215,662

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
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	\$/FT ²	LOAN
Apr 20, 2021	Financing	Intrafamily Transfer			\$149K
Mar 23, 2005	Quitclaim	Quit Claim Transfer			
Dec 24, 2001	Resale	Grant Deed	\$146,000	\$123	\$144K
Apr 14, 2000	Resale	Grant Deed	\$105,000	\$89	\$105K
Oct 15, 1999	Recorded document	Grant Deed			
May 13, 1998	Recorded document	Grant Deed			

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
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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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