

Single Family Residence **RESIDENTIAL**

7892 RICHION DR

SACRAMENTO, CA 95823

\$367,348 TopHap Estimate · \$310 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,184 ft²

LIVING AREA

0.16 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$367K

\$341K low

\$393K high

Last Sale

\$95,000 · Oct 27, 2010

Est. Owner Equity

\$138,348

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$1,517 (2025)
Assessed Value	\$124,132
Previous Assessed	\$121,699

PROPERTY FACTS

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

CLIMATE RISK

35
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
Sep 3, 2013	Quitclaim	Quit Claim Transfer			\$74K
Oct 22, 2010	Resale	Grant Deed	\$95,000	\$80	\$71K
Oct 20, 2010	Quitclaim	Quit Claim Transfer			
Nov 16, 2009	Non-arms-length	Trustees Deed	\$114,531	\$97	
Jun 18, 2003	Resale	Grant Deed	\$190,000	\$160	\$152K
Aug 20, 1991	Resale	Grant Deed	\$115,000	\$97	\$117K

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	Absentee owner
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