

Single Family Residence **RESIDENTIAL**

7884 RICHION DR

SACRAMENTO, CA 95823

\$375,187 TopHap Estimate · \$317 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,184 ft²

LIVING AREA

0.15 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$375K

\$352K low

\$399K high

Last Sale

\$147,000 · Apr 24, 2015

Est. Owner Equity

\$264,937

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,442 (2025)
Assessed Value	\$214,518
Previous Assessed	\$210,312

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
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
Apr 13, 2015	Resale	Grant Deed	\$147,000	\$124	\$110K
Dec 19, 2008	Resale	Corporation Deed	\$96,000	\$81	\$67K
Nov 17, 2008	Quitclaim	Quit Claim Transfer			
Mar 20, 2008	Non-arms-length	Trustees Deed	\$159,000	\$134	
May 18, 2006	Resale	Grant Deed	\$300,000	\$253	\$240K
Mar 25, 2006	Recorded document	Grant Deed			
Apr 28, 2005	Resale	Grant Deed	\$290,000	\$245	\$261K
Mar 3, 2005	Recorded document	Grant Deed			
Mar 7, 2005	Recorded document	Grant Deed			
Dec 30, 2004	Financing	Grant Deed			\$184K

Dec 20, 2004	Resale	Trustees Deed	\$209,200	\$177	
Aug 4, 2004	Resale	Grant Deed	\$203,500	\$172	
Dec 24, 2003	Resale	Grant Deed	\$8,000	\$7	
Dec 24, 2003	Non-arms-length	Grant Deed	\$3,000	\$3	
Jul 22, 2003	Non-arms-length	Grant Deed	\$4,500	\$4	
Jun 27, 2003	Non-arms-length	Grant Deed	\$3,182	\$3	
Feb 9, 1993	Resale	Grant Deed	\$99,000	\$84	\$100K

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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------