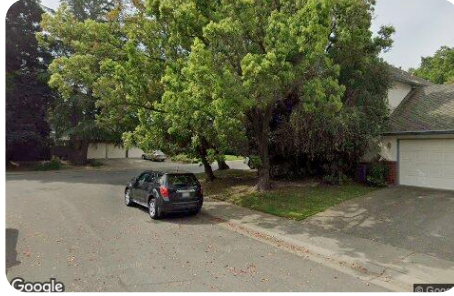


Single Family Residence **RESIDENTIAL**

7624 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$522,830 TopHap Estimate · \$331 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,580 ft²

LIVING AREA

0.11 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$523K

\$498K low

\$547K high

Last Sale

\$300,000 · Sep 1, 2015

Est. Owner Equity

\$282,830

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,417 (2025)
Assessed Value	\$362,233
Previous Assessed	\$355,131

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

44
FLOOD

42
WILDFIRE

49
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2015	Resale	Grant Deed	\$300,000	\$190	\$240K
Jun 4, 2010	Quitclaim	Quit Claim Transfer			
Jun 30, 2009	Recorded document	Affidavit Of Death			
Jun 30, 2009	Financing	Intrafamily Transfer			\$256K
Jul 7, 2009	Recorded document	Affidavit Of Death			
Jun 6, 2005	Quitclaim	Quit Claim Transfer			
May 12, 2005	Quitclaim	Quit Claim Transfer			
Aug 12, 2004	Resale	Grant Deed	\$350,000	\$222	\$275K
Jan 22, 1996	Quitclaim	Quit Claim Transfer			\$134K
May 22, 1992	Quitclaim	Quit Claim Transfer			\$135K
Oct 26, 1990	Resale	Grant Deed	\$193,500	\$122	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.3 mi
John F. Kennedy High School	High	9–12	1.9 mi
Sam Brannan Middle School	Middle	7–8	3.2 mi

District: Sacramento City 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 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K 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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