

Single Family Residence **RESIDENTIAL**

7929 RICHION DR

SACRAMENTO, CA 95823

\$322,137 TopHap Estimate · \$336 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.14 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$322K

\$302K low

\$342K high

Last Sale

\$160,000 · Feb 21, 2003

Est. Owner Equity

\$192,137

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,586 (2025)
Assessed Value	\$236,197
Previous Assessed	\$231,567

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

36
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	\$/FT²	LOAN
May 5, 2006	Quitclaim	Quit Claim Transfer			
May 5, 2006	Financing	Grant Deed			\$130K
Feb 21, 2003	Resale	Grant Deed	\$160,000	\$167	\$128K
Jan 23, 2003	Quitclaim	Quit Claim Transfer			
Feb 13, 1996	Resale	Grant Deed	\$65,000	\$68	\$51K
May 24, 1991	Resale	Grant Deed	\$106,500	\$111	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prairie Elementary School	Elementary	KG–6	0.3 mi
Samuel Jackman Middle School	Middle	7–8	0.4 mi
Valley High School	High	9–12	1.2 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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