

Single Family Residence **RESIDENTIAL**

7945 RICHION DR

SACRAMENTO, CA 95823

\$389,494 TopHap Estimate · \$322 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

2
BATHS

1,208 ft²
LIVING AREA

0.14 ac
LOT SIZE

1975
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$389K

\$365K low

\$414K high

Last Sale

\$195,000 · May 16, 2003

Est. Owner Equity

\$159,340

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax

\$3,118 (2025)

Assessed Value

\$288,049

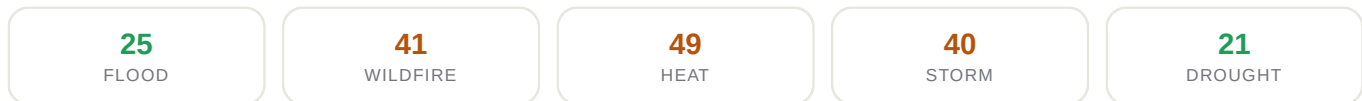
Previous Assessed

\$282,402

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 2003	Quitclaim	Quit Claim Transfer			
May 16, 2003	Quitclaim	Quit Claim Transfer			
May 16, 2003	Resale	Grant Deed	\$195,000	\$161	\$185K
Feb 6, 2003	Quitclaim	Quit Claim Transfer			\$20K

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	1.1 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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