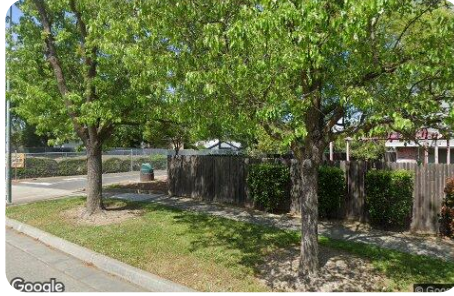


Single Family Residence **RESIDENTIAL**

# 7 RASHA CT

SACRAMENTO, CA 95831

**\$629,012** TopHap Estimate · \$354 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,779 ft²**

LIVING AREA

**0.19 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$629K**

\$602K low

\$656K high

Last Sale

**\$254,000 · Feb 22, 2012**

Est. Owner Equity

**\$400,412**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,005 (2025) |
| Assessed Value    | \$325,406      |
| Previous Assessed | \$319,026      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 43<br>WILDFIRE | 50<br>HEAT | 38<br>STORM | 21<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Feb 13, 2012 | Resale          | Grant Deed          | \$254,000 | \$143  | \$229K |
| Sep 30, 2011 | Non-arms-length | Trustees Deed       | \$211,000 | \$119  | \$100K |
| Aug 29, 2003 | Resale          | Grant Deed          | \$310,000 | \$174  | \$248K |
| Jun 29, 1992 | Quitclaim       | Quit Claim Transfer |           |        | \$137K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Matsuyama Elementary School | Elementary | KG–6   | 0.4 mi   |
| John F. Kennedy High School | High       | 9–12   | 1.5 mi   |
| Sam Brannan Middle School   | Middle     | 7–8    | 3.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,543</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|