

Single Family Residence **RESIDENTIAL**

7653 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$549,322 TopHap Estimate · \$323 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,700 ft²

LIVING AREA

0.15 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$549K

\$513K low

\$585K high

Last Sale

\$334,000 · Aug 22, 2003

Est. Owner Equity

\$113,222

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,765 (2025)
Assessed Value	\$484,356
Previous Assessed	\$474,859

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

48 FLOOD	42 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2026	Financing	Mortgage			\$90K
Aug 22, 2003	Resale	Grant Deed	\$334,000	\$196	\$217K
Oct 23, 2001	Quitclaim	Quit Claim Transfer			\$192K
Feb 1, 2000	Resale	Grant Deed	\$153,000	\$90	\$145K
Aug 2, 1999	Non-arms-length	Trustees Deed	\$148,500	\$87	
Aug 14, 1996	Quitclaim	Quit Claim Transfer			
Aug 14, 1996	Resale	Trustees Deed	\$171,000	\$101	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.3 mi
John F. Kennedy High School	High	9–12	2.1 mi

Sam Brannan Middle School	Middle	7–8	3.3 mi
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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	Owner occupied
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