

Single Family Residence

RESIDENTIAL

7657 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$926,819

TopHap Estimate · \$329 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,815 ft²

LIVING AREA

0.25 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

4

PARKING

VALUATION

\$927K

\$864K low

\$990K high

Last Sale

\$850,000 · Sep 24, 2021

Est. Owner Equity

\$328,819

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$10,718 (2025)
Assessed Value	\$920,066
Previous Assessed	\$902,026

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
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
Sep 23, 2021	Financing	Intrafamily Transfer			
Sep 21, 2021	Resale	Grant Deed	\$850,000	\$302	\$598K
Oct 23, 2014	Quitclaim	Quit Claim Transfer			
Jul 29, 2002	Resale	Grant Deed	\$460,000	\$163	
Aug 21, 1997	Quitclaim	Quit Claim Transfer			
Jul 15, 1993	Resale	Grant Deed	\$345,000	\$123	\$90K

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

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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