

Single Family Residence **RESIDENTIAL**

7665 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$723,562 TopHap Estimate · \$317 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,282 ft²

LIVING AREA

0.22 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$724K

\$666K low

\$781K high

Last Sale

\$408,000 · Sep 10, 2010

Est. Owner Equity

\$478,812

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$6,446 (2025)
Assessed Value	\$533,159
Previous Assessed	\$522,706

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45
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	\$/FT²	LOAN
Aug 30, 2010	Resale	Grant Deed	\$408,000	\$179	\$245K
Sep 12, 2002	Resale	Grant Deed	\$390,000	\$171	\$312K

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	3.4 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

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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