

Single Family Residence **RESIDENTIAL**

7640 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$646,314 TopHap Estimate · \$330 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,959 ft²

LIVING AREA

0.16 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$646K

\$621K low

\$671K high

Last Sale

\$350,000 · May 14, 2015

Est. Owner Equity

\$646,314

TAX & ASSESSMENT

Property Tax	\$5,262 (2025)
Assessed Value	\$429,051
Previous Assessed	\$420,639

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	Yes

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	\$/FT ²	LOAN
May 5, 2015	Resale	Grant Deed	\$350,000	\$179	
Jul 27, 2006	Quitclaim	Quit Claim Transfer			
Dec 5, 2002	Quitclaim	Quit Claim Transfer			
Jun 5, 2002	Resale	Grant Deed	\$286,500	\$146	\$125K
Apr 8, 2002	Quitclaim	Quit Claim Transfer			\$212K
Apr 8, 2002	Quitclaim	Quit Claim Transfer			
Apr 8, 1992	Resale	Grant Deed	\$220,000	\$112	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.3 mi
John F. Kennedy High School	High	9–12	2.0 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	Absentee owner
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