

Single Family Residence **RESIDENTIAL**

7689 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$883,934 TopHap Estimate · \$313 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,822 ft²

LIVING AREA

0.22 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$884K

\$850K low

\$918K high

Last Sale

\$395,000 · Nov 27, 2002

Est. Owner Equity

\$28,784

Loan-to-Value

101%

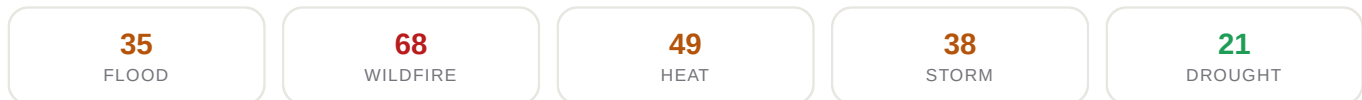
TAX & ASSESSMENT

Property Tax	\$7,082 (2025)
Assessed Value	\$583,509
Previous Assessed	\$572,069

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 11, 2021	Financing	Intrafamily Transfer			
Oct 11, 2021	Financing	Intrafamily Transfer			\$496K
Jun 30, 2020	Quitclaim	Quit Claim Transfer			
Jun 30, 2020	Quitclaim	Quit Claim Transfer			\$451K
Jan 5, 2015	Quitclaim	Quit Claim Transfer			
Jan 5, 2015	Quitclaim	Quit Claim Transfer			\$81K
Oct 7, 2009	Quitclaim	Quit Claim Transfer			
Nov 27, 2002	Resale	Grant Deed	\$395,000	\$140	\$301K
Dec 15, 2000	Quitclaim	Quit Claim Transfer			\$225K
Jan 3, 1990	Resale	Grant Deed	\$269,500	\$95	

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	Absentee owner
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