

Single Family Residence **RESIDENTIAL**

7606 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$746,830 TopHap Estimate · \$330 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,265 ft²

LIVING AREA

0.28 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$747K

\$712K low

\$782K high

Last Sale

\$294,000 · Mar 16, 2001

Est. Owner Equity

\$219,830

Loan-to-Value

73%

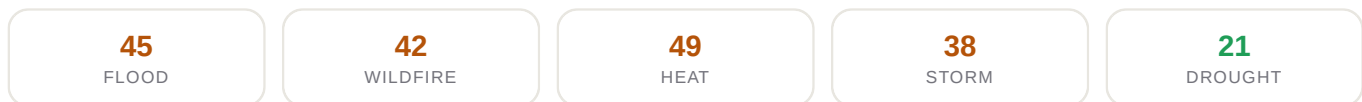
TAX & ASSESSMENT

Property Tax	\$5,493 (2025)
Assessed Value	\$451,847
Previous Assessed	\$442,988

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

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
Sep 6, 2019	Quitclaim	Quit Claim Transfer			
Mar 16, 2001	Resale	Grant Deed	\$294,000	\$130	\$235K
Apr 21, 1998	Recorded document	Grant Deed			
Jun 7, 1988	Resale	Grant Deed	\$187,000	\$83	\$150K

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	3.2 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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