

Single Family Residence

RESIDENTIAL

7629 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$776,219

TopHap Estimate · \$307 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,528 ft²

LIVING AREA

0.24 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$776K

\$725K low

\$828K high

Last Sale

\$420,000 · Mar 3, 2011

Est. Owner Equity

\$626,219

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$6,693 (2025)
Assessed Value	\$548,841
Previous Assessed	\$538,081

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	42 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2015	Quitclaim	Quit Claim Transfer			
Feb 22, 2011	Resale	Grant Deed	\$420,000	\$166	\$150K
Mar 20, 2009	Quitclaim	Quit Claim Transfer			
Mar 20, 2009	Quitclaim	Quit Claim Transfer			\$284K
Aug 24, 2007	Quitclaim	Quit Claim Transfer			
Jun 29, 2001	Resale	Grant Deed	\$330,000	\$131	\$264K
Jul 9, 1992	Non-arms-length	Grant Deed	\$8,000	\$3	
Jul 27, 1990	Resale	Grant Deed	\$339,500	\$134	\$272K
Nov 30, 1989	Non-arms-length	Grant Deed	\$275,000	\$109	\$125K

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

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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