

Single Family Residence **RESIDENTIAL**

7635 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$744,550 TopHap Estimate · \$301 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,475 ft²

LIVING AREA

0.24 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$745K

\$692K low

\$797K high

Last Sale

\$430,000 · Jun 4, 2010

Est. Owner Equity

\$333,550

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,881 (2025)
Assessed Value	\$566,139
Previous Assessed	\$555,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 19, 2021	Financing	Intrafamily Transfer			
Apr 25, 2020	Quitclaim	Quit Claim Transfer			\$407K
Jun 7, 2016	Financing	Intrafamily Transfer			\$417K
May 19, 2010	Resale	Grant Deed	\$430,000	\$174	\$424K
Mar 26, 2009	Financing	Affidavit Of Death Of Joint Tenant			
Mar 26, 2009	Recorded document	Grant Deed			
Mar 26, 1999	Resale	Grant Deed	\$255,000	\$103	\$204K
Jun 12, 1989	Resale	Grant Deed	\$270,000	\$109	\$15K

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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