

Single Family Residence

**RESIDENTIAL**

# 7672 RIVER RANCH WAY

SACRAMENTO, CA 95831

**\$758,577** TopHap Estimate · \$298 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,547 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1981**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$759K**

**\$716K low**

**\$801K high**

Last Sale

**\$320,000 · Aug 8, 2000**

Est. Owner Equity

**\$683,577**

Loan-to-Value

**10%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,872 (2025) |
| Assessed Value    | \$491,809      |
| Previous Assessed | \$482,166      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.19                    |
| 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     | \$/FT² | LOAN  |
|-------------|-----------|---------------------|-----------|--------|-------|
| Sep 8, 2008 | Quitclaim | Quit Claim Transfer |           |        |       |
| Aug 8, 2000 | Resale    | Grant Deed          | \$320,000 | \$126  | \$75K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,543</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|