

Single Family Residence **RESIDENTIAL**

7686 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$889,844 TopHap Estimate · \$342 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,604 ft²

LIVING AREA

0.19 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$890K

\$873K low

\$907K high

Last Sale

\$890,000 · May 27, 2026

Est. Owner Equity

\$889,844

TAX & ASSESSMENT

Property Tax	\$7,727 (2025)
Assessed Value	\$650,819
Previous Assessed	\$638,059

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

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 19, 2026	Resale	Grant Deed	\$890,000	\$342	
Apr 22, 2026	Financing	Affidavit Death Of Trustee/Suc-cessor Trustee			
Aug 6, 2019	Quitclaim	Quit Claim Transfer			
Jul 7, 2015	Resale	Grant Deed	\$539,000	\$207	
Apr 10, 2009	Recorded document	Affidavit Of Death			
Apr 9, 2009	Resale	Grant Deed	\$438,000	\$168	\$424K

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	Owner occupied
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