

Single Family Residence

RESIDENTIAL

7661 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$569,026

TopHap Estimate · \$401 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,418 ft²

LIVING AREA

0.14 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$569K

\$546K low

\$592K high

Last Sale

\$525,000 · Sep 27, 2022

Est. Owner Equity

\$122,776

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$6,548 (2025)
Assessed Value	\$557,133
Previous Assessed	\$546,209

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
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
Sep 13, 2022	Resale	Grant Deed	\$525,000	\$370	\$446K
Apr 17, 2006	Quitclaim	Quit Claim Transfer			
Aug 29, 1991	Resale	Grant Deed	\$196,000	\$138	\$178K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------