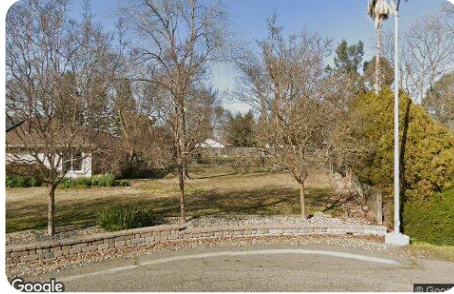


Single Family Residence **RESIDENTIAL**

2013 RUSHING RIVER CT

ELVERTA, CA 95626

\$768,196 TopHap Estimate · \$250 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,068 ft²

LIVING AREA

1.04 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$768K

\$641K low

\$896K high

Last Sale

\$765,000 · Dec 22, 2025

Est. Owner Equity

\$438,196

Loan-to-Value

43%

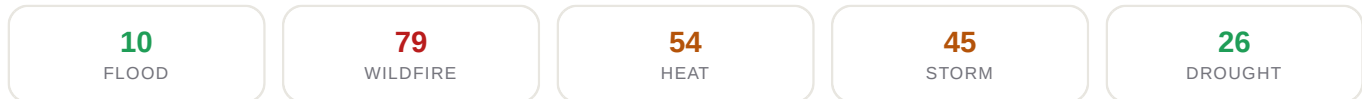
TAX & ASSESSMENT

Property Tax	\$9,847 (2025)
Assessed Value	\$765,000
Previous Assessed	\$660,382

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2025	Financing	Intrafamily Transfer			
Dec 16, 2025	Resale	Grant Deed	\$765,000	\$249	\$330K
Sep 11, 2018	Resale	Grant Deed	\$592,000	\$193	\$533K
Aug 21, 1995	Resale	Grant Deed	\$150,000	\$49	\$141K
Feb 7, 1995	Non-arms-length	Trustees Deed	\$148,500	\$48	
Nov 27, 1991	Resale	Grant Deed	\$179,000	\$58	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Center High School	High	9–12	1.6 mi
Cyril Spinelli Elementary School	Elementary	KG–6	1.7 mi
Wilson C. Riles Middle School	Middle	7–8	2.8 mi

District: Center Joint 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 95626

59 CRIME INDEX	82 AIR POLLUTION	5,955 POPULATION	\$92K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------