

Single Family Residence **RESIDENTIAL**

7900 RANCH RIVER DR

ELVERTA, CA 95626

\$711,696 TopHap Estimate · \$447 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,591 ft²

LIVING AREA

0.97 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

4

PARKING

VALUATION

\$712K

\$672K low

\$751K high

Last Sale

\$445,000 · May 7, 2004

Est. Owner Equity

\$361,696

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,994 (2025)
Assessed Value	\$645,332
Previous Assessed	\$632,679

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.97
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

77
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 27, 2021	Financing	Intrafamily Transfer			
Apr 23, 2021	Financing	Intrafamily Transfer			\$300K
Sep 29, 2014	Quitclaim	Quit Claim Transfer			
Sep 29, 2014	Quitclaim	Quit Claim Transfer			\$334K
Mar 20, 2014	Quitclaim	Quit Claim Transfer			
Mar 20, 2014	Quitclaim	Quit Claim Transfer			\$341K
Mar 6, 2005	Recorded document	Grant Deed			
May 7, 2004	Resale	Grant Deed	\$445,000	\$280	\$336K
Sep 30, 2003	Quitclaim	Quit Claim Transfer			\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Center High School	High	9–12	1.5 mi
Cyril Spinelli Elementary School	Elementary	KG–6	1.5 mi
Wilson C. Riles Middle School	Middle	7–8	2.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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