

Single Family Residence **RESIDENTIAL**

7941 RANCH RIVER DR

ELVERTA, CA 95626

\$671,313 TopHap Estimate · \$362 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,855 ft²

LIVING AREA

0.93 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$671K

\$618K low

\$725K high

Last Sale

\$402,000 · Oct 31, 2017

Est. Owner Equity

\$471,313

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$6,881 (2025)
Assessed Value	\$466,549
Previous Assessed	\$457,402

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.93
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

78
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
Oct 24, 2017	Resale	Grant Deed	\$402,000	\$217	\$200K
Jun 28, 2011	Quitclaim	Quit Claim Transfer			\$180K
May 21, 1993	Recorded document	Grant Deed			
Oct 29, 1992	Resale	Grant Deed	\$189,000	\$102	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Center High School	High	9–12	1.5 mi
Cyril Spinelli Elementary School	Elementary	KG–6	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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