

Single Family Residence **RESIDENTIAL**

# 803 RICH PL

WHEATLAND, CA 95692

**\$489,722** TopHap Estimate · \$261 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**4**  
BEDS

**2**  
BATHS

**1,878 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$490K**

\$464K low

\$516K high

Last Sale

**\$500,000 · Sep 17, 2024**

Est. Owner Equity

**\$14,722**

Loan-to-Value

**97%**

## TAX & ASSESSMENT

Property Tax

**\$5,625 (2025)**

Assessed Value

**\$471,500**

Previous Assessed

**\$500,000**

Assessor Market Value

**\$437,220**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | YUBA                    |
| Lot (acres)   | 0.14                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Aug 27, 2024 | Resale           | Grant Deed          | \$500,000 | \$266  | \$475K |
| Jun 20, 2019 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Mar 6, 2018  | Resale           | Grant Deed          | \$325,000 | \$173  | \$304K |
| Jul 22, 2011 | Resale           | Grant Deed          | \$160,000 | \$85   | \$166K |
| Sep 21, 2010 | Foreclosure sale | Trustees Deed       | \$141,900 | \$76   |        |
| Jan 3, 2007  | Quitclaim        | Quit Claim Transfer |           |        |        |
| Dec 22, 2006 | Resale           | Grant Deed          | \$334,500 | \$178  | \$268K |
| May 9, 2006  | Resale           | Grant Deed          | \$335,000 | \$178  |        |
| Apr 25, 2005 | Resale           | Grant Deed          | \$369,000 | \$196  | \$295K |
| Sep 17, 2004 | Resale           | Grant Deed          | \$300,000 | \$160  | \$240K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL | GRADES | DISTANCE |
|-----------------------------|-------|--------|----------|
| Wheatland Union High School | High  | 9–12   | 0.7 mi   |

District: Wheatland Union High 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 95692

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>88</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>5,570</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|