

Single Family Residence **RESIDENTIAL**

7715 RANCH RIVER DR

ELVERTA, CA 95626

\$554,221 TopHap Estimate · \$429 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,291 ft²

LIVING AREA

0.92 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$554K

\$505K low

\$604K high

Est. Owner Equity

\$554,221

TAX & ASSESSMENT

Property Tax	\$4,361 (2025)
Assessed Value	\$242,754
Previous Assessed	\$237,995

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.92
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

12
FLOOD

80
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 17, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cyril Spinelli Elementary School	Elementary	KG–6	1.6 mi
Center High School	High	9–12	1.7 mi
Wilson C. Riles Middle School	Middle	7–8	3.0 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	Absentee owner
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