

Single Family Residence **RESIDENTIAL**

7701 RANCH RIVER DR

ELVERTA, CA 95626

\$645,915 TopHap Estimate · \$378 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,708 ft²

LIVING AREA

0.84 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

8

ROOMS

4

PARKING

VALUATION

\$646K

\$590K low

\$702K high

Last Sale

\$385,000 · Aug 28, 2014

Est. Owner Equity

\$645,915

TAX & ASSESSMENT

Property Tax	\$5,101 (2025)
Assessed Value	\$471,956
Previous Assessed	\$462,703

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.84
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

81
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2014	Resale	Grant Deed	\$385,000	\$225	
Nov 7, 2003	Recorded document	Affidavit Of Death			
Nov 14, 2003	Resale	Grant Deed	\$375,000	\$220	\$179K
Jan 19, 1989	Resale	Grant Deed	\$124,000	\$73	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cyril Spinelli Elementary School	Elementary	KG–6	1.7 mi
Center High School	High	9–12	1.8 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	Owner occupied
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