

Single Family Residence

RESIDENTIAL

7710 RANCH RIVER DR

ELVERTA, CA 95626

\$996,042 TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,623 ft²

LIVING AREA

1.46 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

8

ROOMS

5

PARKING

VALUATION

\$996K

\$942K low

\$1.1M high

Last Sale

\$880,000 · Mar 30, 2021

Est. Owner Equity

\$228,042

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$10,560 (2025)
Assessed Value	\$971,587
Previous Assessed	\$952,538

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
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	\$/FT²	LOAN
Dec 30, 2021	Financing	Intrafamily Transfer			
Mar 23, 2021	Resale	Grant Deed	\$880,000	\$243	\$598K
Mar 5, 2019	Quitclaim	Quit Claim Transfer			\$562K
Oct 21, 2015	Resale	Grant Deed	\$520,000	\$144	\$483K
Dec 26, 2012	Recorded document	Affidavit Of Death			
Jun 24, 2007	Recorded document	Affidavit Of Death			
Jul 19, 2000	Quitclaim	Quit Claim Transfer			
Mar 27, 1990	Resale	Grant Deed	\$190,000	\$52	\$40K
Mar 29, 1989	Non-arms-length	Grant Deed	\$30,500	\$8	

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	Owner occupied
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