

Single Family Residence **RESIDENTIAL**

7650 RANCH RIVER DR

ELVERTA, CA 95626

\$795,592 TopHap Estimate · \$392 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,030 ft²

LIVING AREA

0.95 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$796K

\$669K low

\$922K high

Last Sale

\$787,000 · Feb 20, 2025

Est. Owner Equity

\$87,292

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$5,309 (2025)
Assessed Value	\$802,740
Previous Assessed	\$474,286

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.95
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 13, 2025	Resale	Grant Deed	\$787,000	\$388	\$708K
Jun 25, 2013	Resale	Grant Deed	\$355,000	\$175	\$325K
Jul 3, 2003	Quitclaim	Quit Claim Transfer			
Jun 30, 2003	Quitclaim	Quit Claim Transfer			\$31K
Feb 29, 2000	Resale	Grant Deed	\$184,000	\$91	\$175K
Nov 7, 1995	Financing	Grant Deed			\$151K
Nov 30, 1994	Resale	Grant Deed	\$165,000	\$81	\$149K
Jul 31, 1991	Resale	Grant Deed	\$198,000	\$98	\$168K

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	3.1 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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