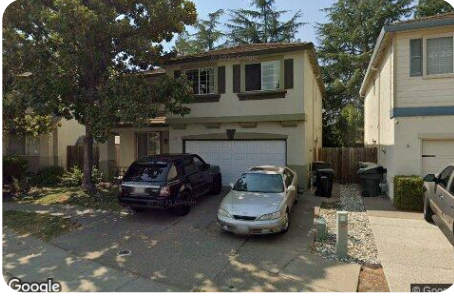


Single Family Residence **RESIDENTIAL**

2378 STONE RIVER CT

GOLD RIVER, CA 95670

\$575,352 TopHap Estimate · \$252 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

3

BATHS

2,285 ft²

LIVING AREA

0.11 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$575K

\$545K low

\$606K high

Last Sale

\$300,000 · Mar 31, 2003

Est. Owner Equity

\$326,352

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,329 (2025)
Assessed Value	\$443,164
Previous Assessed	\$434,476

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25 FLOOD	38 WILDFIRE	53 HEAT	44 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	\$/FT²	LOAN
Jun 10, 2024	Financing	Intrafamily Transfer			
Mar 31, 2003	Resale	Grant Deed	\$300,000	\$131	\$170K
Sep 9, 1998	Quitclaim	Quit Claim Transfer			
Nov 26, 1997	Quitclaim	Quit Claim Transfer			
Nov 26, 1997	Resale	Trustees Deed	\$170,000	\$74	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	0.9 mi
Rio Americano High School	High	9–12	5.9 mi

District: San Juan 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 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K 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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