

Single Family Residence **RESIDENTIAL**

# 2012 RUSHING RIVER CT

ELVERTA, CA 95626

**\$583,422** TopHap Estimate · \$370 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,578 ft<sup>2</sup>**

LIVING AREA

**1.01 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$583K**

\$545K low

\$622K high

Last Sale

**\$400,000 · Mar 10, 2021**

Est. Owner Equity

**\$373,665**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,333 (2025) |
| Assessed Value    | \$309,899      |
| Previous Assessed | \$303,823      |

## 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

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 79<br>WILDFIRE | 54<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Mar 5, 2021  | Resale            | Grant Deed           | \$400,000 | \$253  | \$210K |
| Dec 5, 2012  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Dec 4, 2012  | Financing         | Intrafamily Transfer |           |        | \$108K |
| Apr 30, 2009 | Financing         | Intrafamily Transfer |           |        | \$109K |
| Apr 30, 2009 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Jul 8, 1999  | Recorded document | Grant Deed           |           |        |        |
| Feb 5, 1999  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Oct 25, 1993 | Financing         | Grant Deed           |           |        | \$86K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Center High School               | High       | 9–12   | 1.6 mi   |
| Cyril Spinelli Elementary School | Elementary | KG–6   | 1.6 mi   |

|                               |        |     |        |
|-------------------------------|--------|-----|--------|
| Wilson C. Riles Middle School | Middle | 7–8 | 2.8 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

|                                      |                                        |                                        |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>59</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>5,955</div> <div>POPULATION</div> | <div>\$92K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|