

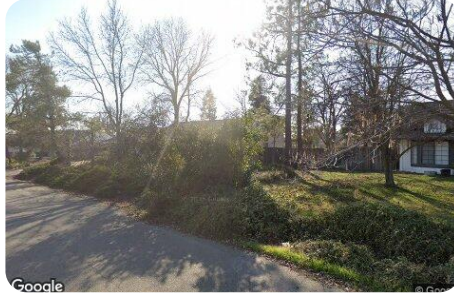
Single Family Residence

RESIDENTIAL

7933 RANCH RIVER DR

ELVERTA, CA 95626

\$718,151 TopHap Estimate · \$314 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,290 ft²

LIVING AREA

0.98 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$718K

\$675K low

\$761K high

Last Sale

\$234,000 · May 14, 2001

Est. Owner Equity

\$109,890

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$4,119 (2025)
Assessed Value	\$381,933
Previous Assessed	\$374,445

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.98
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

78
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2019	Quitclaim	Quit Claim Transfer			
Jul 26, 2001	Quitclaim	Quit Claim Transfer			
May 17, 2001	Quitclaim	Quit Claim Transfer			
May 14, 2001	Resale	Grant Deed	\$234,000	\$102	\$222K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Center High School	High	9–12	1.5 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

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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