

Single Family Residence **RESIDENTIAL**

11004 WABASH RIVER CT

RANCHO CORDOVA, CA 95670

\$474,795 TopHap Estimate · \$337 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,407 ft²

LIVING AREA

0.23 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$475K

\$465K low

\$485K high

Last Sale

\$358,000 · Feb 22, 2007

Est. Owner Equity

\$152,595

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$6,431 (2025)
Assessed Value	\$489,215
Previous Assessed	\$479,624

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

68
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

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 14, 2007	Quitclaim	Quit Claim Transfer			
Feb 8, 2007	Resale	Grant Deed	\$358,000	\$254	\$286K
Mar 29, 1993	Quitclaim	Quit Claim Transfer			\$103K
Sep 14, 1990	Quitclaim	Quit Claim Transfer			\$46K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.7 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.6 mi
Cordova High School	High	9–12	2.1 mi

District: Folsom-Cordova 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	Owner occupied
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