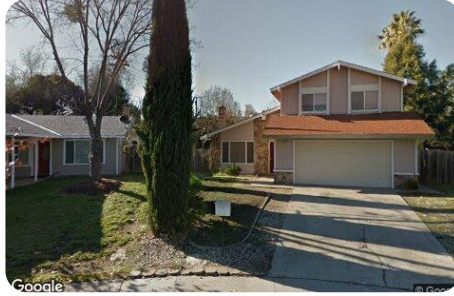
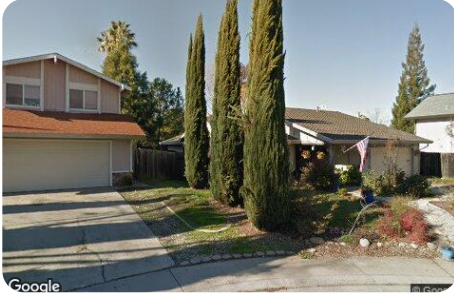


Single Family Residence **RESIDENTIAL**

10045 TYLER RIVER CT

RANCHO CORDOVA, CA 95670

\$477,414 TopHap Estimate · \$339 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,407 ft²

LIVING AREA

0.13 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$477K

\$462K low

\$493K high

Last Sale

\$350,000 · Apr 6, 2007

Est. Owner Equity

\$175,414

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$5,837 (2025)
Assessed Value	\$451,671
Previous Assessed	\$442,816

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

20
FLOOD

63
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2020	Quitclaim	Quit Claim Transfer			\$272K
Mar 28, 2007	Resale	Grant Deed	\$350,000	\$249	\$280K
Aug 1, 2005	Quitclaim	Quit Claim Transfer			
Oct 20, 2003	Quitclaim	Quit Claim Transfer			
May 7, 2003	Resale	Grant Deed	\$247,000	\$176	\$147K
Jul 22, 2002	Quitclaim	Quit Claim Transfer			
Jun 12, 2002	Resale	Grant Deed	\$215,000	\$153	\$155K
Feb 28, 2001	Quitclaim	Quit Claim Transfer			\$140K
May 26, 1993	Resale	Grant Deed	\$132,500	\$94	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.5 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.3 mi
Cordova High School	High	9–12	1.9 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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