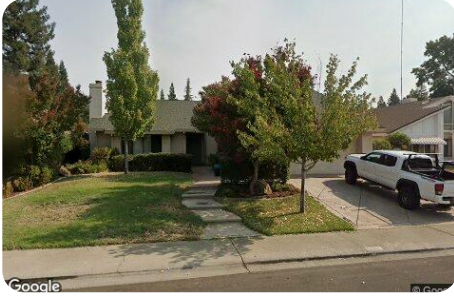


Single Family Residence **RESIDENTIAL**

# 11025 ORLEANS RIVER CT

RANCHO CORDOVA, CA 95670

**\$599,733** TopHap Estimate · \$328 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,830 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$600K**

\$570K low

\$629K high

Last Sale

**\$565,000 · Jun 16, 2023**

Est. Owner Equity

**\$147,733**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,831 (2025) |
| Assessed Value    | \$599,582      |
| Previous Assessed | \$587,826      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**25**  
FLOOD

**60**  
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     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Jan 25, 2024 | Financing         | Intrafamily Transfer |           |        |        |
| Jun 12, 2023 | Resale            | Grant Deed           | \$565,000 | \$309  | \$452K |
| Apr 15, 2023 | Financing         | Intrafamily Transfer |           |        |        |
| May 22, 2021 | Financing         | Intrafamily Transfer |           |        |        |
| Dec 1, 2016  | Recorded document | Grant Deed           |           |        |        |
| Oct 2, 2016  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Aug 4, 2016  | Financing         | Grant Deed           |           |        | \$307K |
| Oct 2, 2015  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Sep 8, 2015  | Financing         | Intrafamily Transfer |           |        | \$306K |
| Sep 2, 2015  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Dec 1, 2014  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Nov 18, 2014 | Resale            | Grant Deed           | \$292,500 | \$160  | \$302K |

|                     |                 |               |           |       |        |
|---------------------|-----------------|---------------|-----------|-------|--------|
| <b>Dec 26, 2007</b> | Resale          | Grant Deed    | \$285,000 | \$156 | \$228K |
| <b>Aug 30, 2007</b> | Non-arms-length | Trustees Deed | \$280,500 | \$153 |        |
| <b>Apr 22, 1999</b> | Resale          | Grant Deed    | \$166,000 | \$91  | \$171K |
| <b>Aug 15, 1997</b> | Resale          | Grant Deed    | \$147,000 | \$80  | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| <b>W. E. Mitchell Middle School</b>       | Middle     | 6–8    | 0.7 mi   |
| <b>Peter J. Shields Elementary School</b> | Elementary | KG–5   | 1.7 mi   |
| <b>Cordova High School</b>                | High       | 9–12   | 2.2 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>56,631</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|