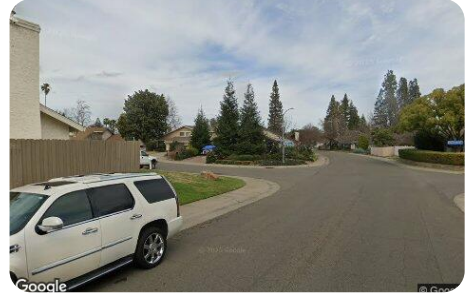


Single Family Residence **RESIDENTIAL**

# 11218 WIND RIVER CT

RANCHO CORDOVA, CA 95670

**\$538,197** TopHap Estimate · \$294 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

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

LIVING AREA

**0.17 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$538K**

\$514K low

\$562K high

Last Sale

**\$255,000 · May 12, 2008**

Est. Owner Equity

**\$350,197**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,552 (2025) |
| Assessed Value    | \$341,628      |
| Previous Assessed | \$334,931      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 61<br>WILDFIRE | 54<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| May 22, 2021 | Financing       | Intrafamily Transfer |           |        | \$188K |
| May 7, 2008  | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Apr 15, 2008 | Resale          | Grant Deed           | \$255,000 | \$139  | \$230K |
| Aug 10, 2007 | Non-arms-length | Trustees Deed        | \$315,000 | \$172  |        |
| Mar 18, 2002 | Resale          | Grant Deed           | \$197,000 | \$108  | \$187K |
| Sep 8, 1998  | Quitclaim       | Quit Claim Transfer  |           |        | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| W. E. Mitchell Middle School       | Middle     | 6–8    | 1.1 mi   |
| Peter J. Shields Elementary School | Elementary | KG–5   | 2.2 mi   |
| Cordova High School                | High       | 9–12   | 2.8 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 | Owner occupied |
|-----------|----------------|