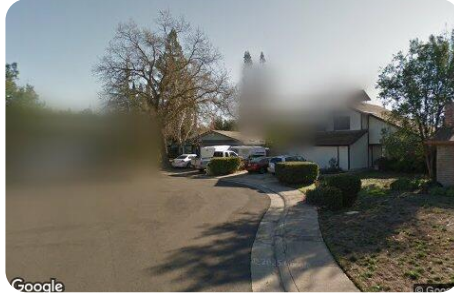


Single Family Residence **RESIDENTIAL**

10072 FRASER RIVER CT

RANCHO CORDOVA, CA 95670

\$486,601 TopHap Estimate · \$371 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,312 ft²
LIVING AREA

0.13 ac
LOT SIZE

1979
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$487K

\$459K low

\$514K high

Est. Owner Equity

\$31,366

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$6,338 (2025)
Assessed Value	\$491,314
Previous Assessed	\$481,681

PROPERTY FACTS

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

CLIMATE RISK

39
FLOOD

57
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2021	Financing	Intrafamily Transfer			
Mar 26, 2021	Resale	Grant Deed	\$445,000	\$339	\$455K
Jul 10, 2017	Recorded document	Affidavit Of Death			
Jul 10, 2017	Quitclaim	Quit Claim Transfer			

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	1.4 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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