

Single Family Residence **RESIDENTIAL**

10068 FRASER RIVER CT

RANCHO CORDOVA, CA 95670

\$477,855 TopHap Estimate · \$301 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,590 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$478K

\$432K low

\$523K high

Last Sale

\$135,000 · Apr 22, 1997

Est. Owner Equity

\$42,205

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,939 (2025)
Assessed Value	\$224,238
Previous Assessed	\$219,842

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

39 FLOOD	57 WILDFIRE	53 HEAT	44 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2016	Quitclaim	Quit Claim Transfer			
Mar 29, 2001	Quitclaim	Quit Claim Transfer			
Apr 22, 1997	Resale	Grant Deed	\$135,000	\$85	\$133K
Jul 26, 1988	Resale	Grant Deed	\$123,000	\$77	\$123K

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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