

Single Family Residence **RESIDENTIAL**

10065 FRASER RIVER CT

RANCHO CORDOVA, CA 95670

\$496,119 TopHap Estimate · \$312 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,590 ft²

LIVING AREA

0.13 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$496K

\$472K low

\$520K high

Est. Owner Equity

\$90,869

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,144 (2025)
Assessed Value	\$162,415
Previous Assessed	\$159,232

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	Yes

CLIMATE RISK

25
FLOOD

57
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	\$/FT ²	LOAN
Apr 6, 2021	Financing	Intrafamily Transfer			\$319K
Feb 26, 2008	Quitclaim	Quit Claim Transfer			
Feb 26, 2008	Quitclaim	Quit Claim Transfer			\$255K
Mar 28, 2005	Quitclaim	Quit Claim Transfer			
Mar 28, 2005	Recorded document	Affidavit Of Death			

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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