

Single Family Residence **RESIDENTIAL**

2016 KLAMATH RIVER DR

RANCHO CORDOVA, CA 95670

\$483,832 TopHap Estimate · \$306 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,579 ft²

LIVING AREA

0.19 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$484K

\$458K low

\$510K high

Last Sale

\$250,000 · Sep 18, 2009

Est. Owner Equity

\$228,632

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,298 (2025)
Assessed Value	\$329,144
Previous Assessed	\$322,692

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

35
FLOOD

61
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2019	Quitclaim	Quit Claim Transfer			
Mar 31, 2019	Quitclaim	Quit Claim Transfer			
Feb 25, 2014	Quitclaim	Quit Claim Transfer			
Aug 24, 2009	Recorded document	Affidavit Of Death			
Aug 24, 2009	Resale	Grant Deed	\$250,000	\$158	
Sep 14, 2009	Financing	Intrafamily Transfer			
Apr 12, 2009	Recorded document	Affidavit Of Death			
Mar 31, 2009	Quitclaim	Quit Claim Transfer			
Nov 3, 2000	Quitclaim	Quit Claim Transfer			\$70K
May 24, 1989	Resale	Grant Deed	\$150,000	\$95	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.2 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.3 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

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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