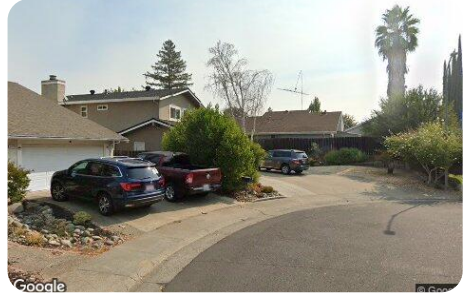
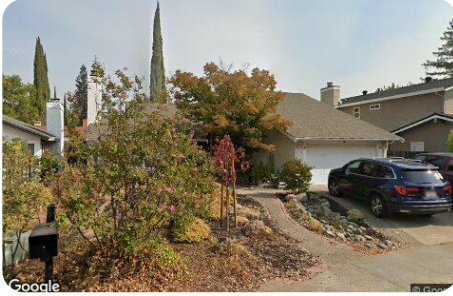


Single Family Residence **RESIDENTIAL**

11173 PIT RIVER CT

RANCHO CORDOVA, CA 95670

\$550,230 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,830 ft²

LIVING AREA

0.14 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$550K

\$522K low

\$579K high

Last Sale

\$420,000 · Oct 27, 2020

Est. Owner Equity

\$180,230

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$6,099 (2025)
Assessed Value	\$463,713
Previous Assessed	\$454,621

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

63
FLOOD

59
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2020	Resale	Grant Deed	\$420,000	\$230	\$370K
May 27, 2016	Quitclaim	Quit Claim Transfer			
Mar 28, 2012	Resale	Grant Deed	\$195,000	\$107	
Nov 21, 2011	Non-arms-length	Trustees Deed	\$209,000	\$114	
Sep 7, 2007	Recorded document	Affidavit Of Death			
Aug 31, 2007	Resale	Grant Deed	\$315,000	\$172	\$306K
Mar 4, 2005	Quitclaim	Quit Claim Transfer			
Oct 23, 1998	Resale	Grant Deed	\$149,000	\$81	\$119K
Sep 21, 1989	Resale	Grant Deed	\$161,000	\$88	\$52K
Aug 18, 1988	Resale	Grant Deed	\$135,000	\$74	\$100K

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	2.7 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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