

Single Family Residence **RESIDENTIAL**

11170 PIT RIVER CT

RANCHO CORDOVA, CA 95670

\$478,838 TopHap Estimate · \$303 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,579 ft²

LIVING AREA

0.18 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$479K

\$451K low

\$507K high

Last Sale

\$272,000 · Jan 13, 2016

Est. Owner Equity

\$78,838

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$4,287 (2025)
Assessed Value	\$328,423
Previous Assessed	\$321,984

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

50
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
Jan 7, 2016	Resale	Grant Deed	\$272,000	\$172	\$267K
Apr 12, 1988	Resale	Grant Deed	\$126,000	\$80	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.0 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.1 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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