

Single Family Residence **RESIDENTIAL**

11014 ORLEANS RIVER CT

RANCHO CORDOVA, CA 95670

\$529,003 TopHap Estimate · \$264 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,006 ft²
LIVING AREA

0.19 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$529K

\$497K low

\$561K high

Est. Owner Equity

\$353,003

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,261 (2025)
Assessed Value	\$326,442
Previous Assessed	\$320,042

PROPERTY FACTS

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

CLIMATE RISK

26
FLOOD

41
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
Jun 22, 2011	Financing	Intrafamily Transfer			\$192K
Oct 17, 2005	Quitclaim	Quit Claim Transfer			\$200K
Feb 19, 1992	Resale	Grant Deed	\$181,000	\$90	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.7 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.6 mi
Cordova High School	High	9–12	2.2 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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