

Single Family Residence **RESIDENTIAL**

11020 ORLEANS RIVER CT

RANCHO CORDOVA, CA 95670

\$549,833 TopHap Estimate · \$391 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,406 ft²
LIVING AREA

0.19 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$550K

\$487K low

\$613K high

Last Sale

\$546,000 · Mar 12, 2025

Est. Owner Equity

\$203,833

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,963 (2025)
Assessed Value	\$556,920
Previous Assessed	\$219,782

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
May 13, 2025	Financing	Intrafamily Transfer			
Mar 6, 2025	Resale	Grant Deed	\$546,000	\$388	\$346K
Jan 13, 2021	Recorded document	Affidavit Of Death			
Jan 13, 2021	Quitclaim	Quit Claim Transfer			
Jan 18, 1989	Quitclaim	Quit Claim Transfer			\$90K

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	1.7 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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