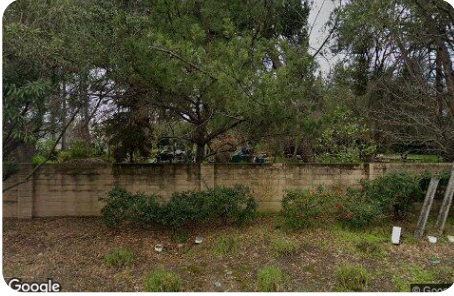


Single Family Residence **RESIDENTIAL**

11244 PECOS RIVER CT

RANCHO CORDOVA, CA 95670

\$922,983 TopHap Estimate · \$243 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,804 ft²

LIVING AREA

0.59 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$923K

\$823K low

\$1M high

Est. Owner Equity

\$353,971

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,130 (2025)
Assessed Value	\$467,288
Previous Assessed	\$458,126

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.59
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

50
FLOOD

65
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	\$/FT ²	LOAN
Sep 15, 2012	Financing	Intrafamily Transfer			\$270K
Feb 8, 2002	Quitclaim	Quit Claim Transfer			\$225K
Aug 26, 1993	Resale	Grant Deed	\$205,000	\$54	\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.3 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.4 mi
Cordova High School	High	9–12	2.9 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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