

Single Family Residence **RESIDENTIAL**

11059 MAMMOTH RIVER CT

RANCHO CORDOVA, CA 95670

\$496,532 TopHap Estimate · \$297 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,670 ft²

LIVING AREA

0.19 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$497K

\$457K low

\$537K high

Last Sale

\$182,000 · Jul 11, 2012

Est. Owner Equity

\$244,146

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,027 (2025)
Assessed Value	\$228,592
Previous Assessed	\$224,111

PROPERTY FACTS

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

CLIMATE RISK

25
FLOOD

56
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	\$/FT²	LOAN
Jul 20, 2023	Financing	Intrafamily Transfer			
Jul 6, 2012	Resale	Grant Deed	\$182,000	\$109	\$177K
Nov 3, 2008	Resale	Grant Deed	\$283,000	\$169	\$279K
Nov 12, 2008	Quitclaim	Quit Claim Transfer			
Jul 18, 2008	Resale	Grant Deed	\$228,000	\$137	\$155K
Feb 21, 2008	Non-arms-length	Trustees Deed	\$274,334	\$164	
Feb 15, 2007	Recorded document	Affidavit Of Death			
Nov 17, 2005	Quitclaim	Quit Claim Transfer			
Sep 23, 2005	Financing	Intrafamily Transfer			\$378K
Nov 30, 2001	Non-arms-length	Grant Deed	\$197,000	\$118	\$158K

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	2.3 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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