

Single Family Residence **RESIDENTIAL**

12080 RUNSWICK CT

RANCHO CORDOVA, CA 95742

\$599,812 TopHap Estimate · \$334 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,794 ft²

LIVING AREA

0.18 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$600K

\$576K low

\$624K high

Last Sale

\$307,500 · Jul 24, 2013

Est. Owner Equity

\$296,462

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,842 (2025)
Assessed Value	\$394,482
Previous Assessed	\$386,748

PROPERTY FACTS

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

CLIMATE RISK

10
FLOOD

72
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2013	Resale	Grant Deed	\$307,500	\$171	\$271K
Sep 14, 2012	Resale	Grant Deed	\$1,404,000	\$783	
Aug 30, 2012	Quitclaim	Quit Claim Transfer			
Sep 24, 2012	Recorded document	Grant Deed			
Mar 15, 2010	Quitclaim	Quit Claim Transfer			
May 20, 2008	Recorded document	Grant Deed			
Mar 28, 2008	Resale	Grant Deed	\$2,667,500	\$1487	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert J. McGarvey Elementary School	Elementary	KG–6	1.3 mi
Katherine L. Albiani Middle School	Middle	7–8	9.3 mi
Pleasant Grove High School	High	9–12	9.4 mi

District: Elk Grove 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 95742



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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