

Single Family Residence **RESIDENTIAL**

12084 RUNSWICK CT

RANCHO CORDOVA, CA 95742

\$699,889 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,840 ft²

LIVING AREA

0.21 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$700K

\$672K low

\$728K high

Last Sale

\$315,000 · Apr 24, 2012

Est. Owner Equity

\$447,969

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$6,899 (2025)
Assessed Value	\$403,555
Previous Assessed	\$395,643

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

27
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	\$/FT ²	LOAN
Apr 5, 2012	Resale	Grant Deed	\$315,000	\$111	\$252K
Mar 15, 2010	Quitclaim	Quit Claim Transfer			
May 20, 2008	Recorded document	Grant Deed			
Mar 28, 2008	Resale	Grant Deed	\$2,667,500	\$939	

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

37 CRIME INDEX	88 AIR POLLUTION	18,491 POPULATION	\$140K 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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