

Single Family Residence **RESIDENTIAL**

12085 RUNSWICK CT

RANCHO CORDOVA, CA 95742

\$576,022 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,794 ft²

LIVING AREA

0.19 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$576K

\$544K low

\$608K high

Last Sale

\$545,000 · Sep 25, 2023

Est. Owner Equity

\$163,022

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$8,628 (2025)
Assessed Value	\$567,018
Previous Assessed	\$555,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

12 FLOOD	72 WILDFIRE	53 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2026	Financing	Intrafamily Transfer			\$413K
Mar 25, 2026	Financing	Grant Deed			\$413K
Sep 19, 2023	Resale	Grant Deed	\$545,000	\$304	\$475K
Nov 24, 2020	Resale	Grant Deed	\$480,000	\$268	\$456K
Nov 24, 2020	Recorded document	Affidavit Of Death			
Nov 30, 2020	Quitclaim	Quit Claim Transfer			
Jun 25, 2013	Resale	Grant Deed	\$309,500	\$173	\$247K
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	1.2 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