

Single Family Residence **RESIDENTIAL**

12089 RUNSWICK CT

RANCHO CORDOVA, CA 95742

\$630,803 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,842 ft²

LIVING AREA

0.24 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$631K

\$612K low

\$649K high

Last Sale

\$416,000 · Jun 5, 2017

Est. Owner Equity

\$277,203

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,819 (2025)
Assessed Value	\$492,452
Previous Assessed	\$482,797

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

12
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
Jun 1, 2017	Resale	Grant Deed	\$416,000	\$226	\$354K
Sep 3, 2014	Quitclaim	Quit Claim Transfer			
Jul 30, 2014	Resale	Grant Deed	\$335,000	\$182	\$329K
Jul 28, 2014	Quitclaim	Quit Claim Transfer			
Apr 24, 2012	Quitclaim	Quit Claim Transfer			
Apr 5, 2012	Resale	Grant Deed	\$238,000	\$129	\$245K
Mar 15, 2010	Quitclaim	Quit Claim Transfer			
May 20, 2008	Recorded document	Grant Deed			
Mar 28, 2008	Resale	Grant Deed	\$2,667,500	\$1448	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert J. McGarvey Elementary School	Elementary	KG–6	1.3 mi
Katherine L. Albani 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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