

Single Family Residence **RESIDENTIAL**

11182 BRAZOS RIVER CT

RANCHO CORDOVA, CA 95670

\$562,153 TopHap Estimate · \$307 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,830 ft²

LIVING AREA

0.18 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$562K

\$535K low

\$589K high

Last Sale

\$470,000 · Feb 10, 2021

Est. Owner Equity

\$186,153

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$6,807 (2025)
Assessed Value	\$518,916
Previous Assessed	\$508,742

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

61
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 25, 2021	Resale	Grant Deed	\$470,000	\$257	\$376K
Dec 10, 2020	Resale	Grant Deed	\$368,000	\$201	
Oct 1, 2020	Recorded document	Affidavit Of Death			
Oct 1, 2020	Recorded document	Deed In Lieu Of Foreclosure			
Apr 28, 1989	Resale	Grant Deed	\$143,500	\$78	\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.1 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.2 mi
Cordova High School	High	9–12	2.7 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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