

Single Family Residence **RESIDENTIAL**

11174 BRAZOS RIVER CT

RANCHO CORDOVA, CA 95670

\$638,131 TopHap Estimate · \$213 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,990 ft²
LIVING AREA

0.19 ac
LOT SIZE

1978
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$638K

\$608K low

\$668K high

Last Sale

\$530,000 · Feb 16, 2021

Est. Owner Equity

\$214,131

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$7,556 (2025)
Assessed Value	\$585,161
Previous Assessed	\$573,688

PROPERTY FACTS

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

CLIMATE RISK

25 FLOOD	56 WILDFIRE	54 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 10, 2021	Resale	Grant Deed	\$530,000	\$177	\$424K
Feb 16, 2021	Financing	Intrafamily Transfer			
Jun 28, 2019	Quitclaim	Quit Claim Transfer			
Apr 25, 1989	Resale	Grant Deed	\$155,000	\$52	\$111K

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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