

Single Family Residence **RESIDENTIAL**

11044 MAMMOTH RIVER CT

RANCHO CORDOVA, CA 95670

\$526,959 TopHap Estimate · \$288 / ft² · confidence 94 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,830 ft²
LIVING AREA

0.17 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$527K

\$498K low

\$556K high

Est. Owner Equity

\$426,959

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax

\$4,404 (2025)

Assessed Value

\$336,810

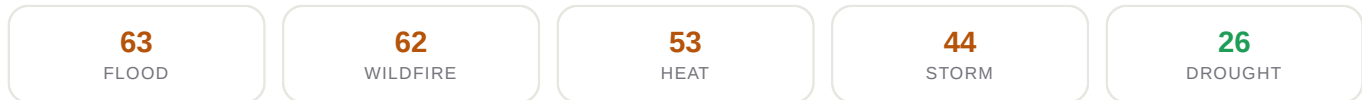
Previous Assessed

\$330,207

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2011	Recorded document	Affidavit Of Death			
Jun 16, 2006	Quitclaim	Quit Claim Transfer			
Jun 16, 2006	Quitclaim	Quit Claim Transfer			
Feb 16, 1990	Resale	Grant Deed	\$179,500	\$98	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.7 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.7 mi
Cordova High School	High	9–12	2.2 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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