

Single Family Residence **RESIDENTIAL**

11017 ORLEANS RIVER CT

RANCHO CORDOVA, CA 95670

\$488,982 TopHap Estimate · \$293 / ft² · confidence 90 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,670 ft²
LIVING AREA

0.19 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$489K

\$440K low

\$538K high

Est. Owner Equity

\$350,982

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax

\$3,397 (2025)

Assessed Value

\$257,669

Previous Assessed

\$252,618

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

46 FLOOD	67 WILDFIRE	53 HEAT	44 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	\$/FT²	LOAN
Nov 2, 2011	Quitclaim	Quit Claim Transfer			
May 19, 1988	Resale	Grant Deed	\$132,000	\$79	\$133K

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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