

Single Family Residence **RESIDENTIAL**

11116 RIVERLITE CT

RANCHO CORDOVA, CA 95670

\$504,927 TopHap Estimate · \$302 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,670 ft²

LIVING AREA

0.16 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$505K

\$452K low

\$557K high

Last Sale

\$139,500 · May 30, 1996

Est. Owner Equity

\$328,177

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,120 (2025)
Assessed Value	\$236,350
Previous Assessed	\$231,717

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25 FLOOD	66 WILDFIRE	53 HEAT	44 STORM	26 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2018	Quitclaim	Quit Claim Transfer			
May 30, 1996	Resale	Grant Deed	\$139,500	\$84	\$137K
Mar 29, 1989	Non-arms-length	Grant Deed	\$27,500	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.9 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.9 mi
Cordova High School	High	9–12	2.5 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
--------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------