

Single Family Residence **RESIDENTIAL**

11131 UTOPIA RIVER CT

RANCHO CORDOVA, CA 95670

\$443,760 TopHap Estimate · \$316 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,406 ft²
LIVING AREA

0.18 ac
LOT SIZE

1981
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$444K

\$418K low

\$469K high

Est. Owner Equity

\$0

Loan-to-Value

153%

TAX & ASSESSMENT

Property Tax	\$2,762 (2025)
Assessed Value	\$208,866
Previous Assessed	\$204,771

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

61
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	\$/FT ²	LOAN
Jul 23, 2021	Financing	Intrafamily Transfer			\$683K
Oct 26, 2012	Quitclaim	Quit Claim Transfer			
Sep 10, 2012	Financing	Intrafamily Transfer			\$107K
Sep 10, 2012	Recorded document	Affidavit Of Death			
Oct 28, 2008	Quitclaim	Quit Claim Transfer			
Jan 13, 1992	Non-arms-length	Grant Deed	\$11,500	\$8	\$103K
May 17, 1988	Resale	Grant Deed	\$107,000	\$76	\$105K

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	2.0 mi

Cordova High School	High	9–12	2.5 mi
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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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