

Single Family Residence **RESIDENTIAL**

11147 UTOPIA RIVER CT

RANCHO CORDOVA, CA 95670

\$539,056 TopHap Estimate · \$269 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,006 ft²

LIVING AREA

0.18 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$539K

\$508K low

\$570K high

Last Sale

\$448,000 · Jan 16, 2018

Est. Owner Equity

\$200,056

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,715 (2025)
Assessed Value	\$519,936
Previous Assessed	\$509,742

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	No

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
Jan 11, 2018	Resale	Grant Deed	\$448,000	\$223	\$350K
Aug 29, 2012	Recorded document	Grant Deed			
Oct 21, 2010	Quitclaim	Quit Claim Transfer			
Jan 11, 1990	Resale	Trustees Deed	\$198,000	\$99	
Jan 11, 1990	Recorded document	Trustees Deed			

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

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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