

Single Family Residence **RESIDENTIAL**

11154 UTOPIA RIVER CT

RANCHO CORDOVA, CA 95670

\$438,030 TopHap Estimate · \$312 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,406 ft²
LIVING AREA

0.16 ac
LOT SIZE

1981
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$438K

\$414K low

\$462K high

Est. Owner Equity

\$332,933

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,658 (2025)
Assessed Value	\$200,945
Previous Assessed	\$197,006

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
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
Sep 9, 1988	Resale	Grant Deed	\$105,000	\$75	\$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

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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