

Single Family Residence **RESIDENTIAL**

11148 UTOPIA RIVER CT

RANCHO CORDOVA, CA 95670

\$494,843 TopHap Estimate · \$313 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,579 ft²

LIVING AREA

0.16 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$495K

\$457K low

\$533K high

Last Sale

\$184,000 · Aug 29, 2012

Est. Owner Equity

\$342,343

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,133 (2025)
Assessed Value	\$237,906
Previous Assessed	\$233,242

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
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
Feb 1, 2020	Quitclaim	Quit Claim Transfer			\$153K
Feb 1, 2020	Quitclaim	Quit Claim Transfer			
Jun 22, 2015	Quitclaim	Quit Claim Transfer			
Jun 22, 2015	Quitclaim	Quit Claim Transfer			\$184K
Jan 10, 2013	Quitclaim	Quit Claim Transfer			
Aug 22, 2012	Resale	Grant Deed	\$184,000	\$117	\$192K
Aug 29, 2006	Quitclaim	Quit Claim Transfer			
Nov 14, 2005	Financing	Intrafamily Transfer			\$220K
Feb 23, 1998	Resale	Grant Deed	\$131,500	\$83	\$130K
Nov 20, 1997	Recorded document	Grant Deed			
Aug 12, 1997	Non-arms-length	Trustees Deed	\$150,284	\$95	

Apr 24, 1995	Resale	Grant Deed	\$139,000	\$88	\$137K
May 27, 1988	Resale	Grant Deed	\$114,000	\$72	\$103K

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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