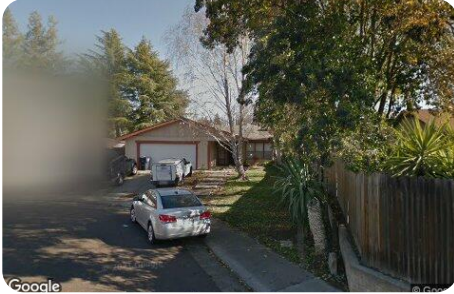


Single Family Residence **RESIDENTIAL**

2221 GORGE RIVER CT

RANCHO CORDOVA, CA 95670

\$438,622 TopHap Estimate · \$334 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

0.14 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$439K

\$402K low

\$475K high

Last Sale

\$150,000 · Nov 30, 2010

Est. Owner Equity

\$238,622

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,683 (2025)
Assessed Value	\$196,010
Previous Assessed	\$192,167

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

56
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
Nov 22, 2010	Resale	Grant Deed	\$150,000	\$114	\$146K
Aug 30, 2010	Non-arms-length	Trustees Deed	\$185,535	\$141	
Jul 15, 2009	Quitclaim	Quit Claim Transfer			
Jan 13, 2005	Recorded document	Grant Deed			
Jan 19, 2005	Resale	Grant Deed	\$325,000	\$248	\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.6 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.7 mi
Cordova High School	High	9–12	2.2 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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