

Single Family Residence **RESIDENTIAL**

2015 KLAMATH RIVER DR

RANCHO CORDOVA, CA 95670

\$837,973 TopHap Estimate · \$250 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

3,346 ft²
LIVING AREA

0.21 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$838K

\$756K low

\$920K high

Est. Owner Equity

\$675,473

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$5,314 (2025)
Assessed Value	\$312,468
Previous Assessed	\$306,342

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

61
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2003	Quitclaim	Quit Claim Transfer			\$138K
Mar 4, 1992	Non-arms-length	Grant Deed	\$9,000	\$3	\$145K
Sep 17, 1990	Resale	Grant Deed	\$175,000	\$52	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.2 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.3 mi
Cordova High School	High	9–12	2.8 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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