

Single Family Residence **RESIDENTIAL**

2001 KLAMATH RIVER DR

RANCHO CORDOVA, CA 95670

\$445,169 TopHap Estimate · \$317 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,406 ft²
LIVING AREA

0.17 ac
LOT SIZE

1979
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$445K

\$420K low

\$471K high

Est. Owner Equity

\$301,143

Loan-to-Value

32%

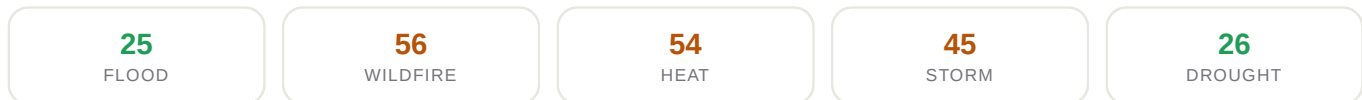
TAX & ASSESSMENT

Property Tax	\$2,739 (2025)
Assessed Value	\$206,910
Previous Assessed	\$202,854

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2005	Quitclaim	Quit Claim Transfer			
Nov 16, 2001	Quitclaim	Quit Claim Transfer			\$150K
Jan 17, 2001	Quitclaim	Quit Claim Transfer			

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	2.2 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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