

Single Family Residence **RESIDENTIAL**

2003 KLAMATH RIVER DR

RANCHO CORDOVA, CA 95670

\$579,948 TopHap Estimate · \$317 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,830 ft²
LIVING AREA

0.27 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$580K

\$551K low

\$609K high

Last Sale

\$180,000 · May 17, 2000

Est. Owner Equity

\$379,948

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,942 (2025)
Assessed Value	\$298,991
Previous Assessed	\$293,129

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45 FLOOD	56 WILDFIRE	54 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2005	Quitclaim	Quit Claim Transfer			
Aug 22, 2001	Quitclaim	Quit Claim Transfer			\$176K
May 17, 2000	Resale	Grant Deed	\$180,000	\$98	\$171K

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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