

Single Family Residence **RESIDENTIAL**

11054 MAMMOTH RIVER CT

RANCHO CORDOVA, CA 95670

\$641,121 TopHap Estimate · \$320 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,006 ft²
LIVING AREA

0.16 ac
LOT SIZE

1983
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$641K

\$606K low

\$676K high

Last Sale

\$690,000 · Mar 29, 2022

Est. Owner Equity

\$20,121

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$8,664 (2025)
Assessed Value	\$660,000
Previous Assessed	\$660,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

39
FLOOD

62
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 6, 2024	Financing	Intrafamily Transfer			
Mar 25, 2022	Resale	Grant Deed	\$690,000	\$344	\$621K
May 10, 2005	Quitclaim	Quit Claim Transfer			
Jun 17, 1998	Resale	Grant Deed	\$167,000	\$83	\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.7 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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