

Single Family Residence **RESIDENTIAL**

1813 KLAMATH RIVER DR

RANCHO CORDOVA, CA 95670

\$512,688 TopHap Estimate · \$364 / ft² · confidence 91 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,407 ft²
LIVING AREA

0.12 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$513K

\$468K low

\$557K high

Last Sale

\$520,000 · Oct 12, 2023

Est. Owner Equity

\$122,688

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$7,068 (2025)

Assessed Value

\$541,008

Previous Assessed

\$530,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

42 FLOOD	54 WILDFIRE	53 HEAT	44 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 9, 2023	Resale	Grant Deed	\$520,000	\$370	\$390K
May 11, 2023	Financing	Intrafamily Transfer			
Oct 22, 1992	Resale	Grant Deed	\$135,000	\$96	\$80K

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	Absentee owner
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