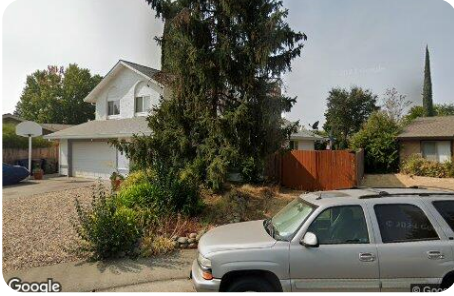


Single Family Residence **RESIDENTIAL**

# 11008 WABASH RIVER CT

RANCHO CORDOVA, CA 95670

**\$454,936** TopHap Estimate · \$286 / ft² · confidence 97 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**1,590 ft²**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**1983**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$455K**

\$442K low

\$468K high

Last Sale

**\$124,000 · Feb 5, 1998**

Est. Owner Equity

**\$454,936**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,579 (2025) |
| Assessed Value    | \$201,923      |
| Previous Assessed | \$197,965      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.21                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**25**  
FLOOD

**66**  
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 <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| May 28, 2015 | Recorded document | Affidavit Of Death   |           |                    |        |
| Dec 28, 2004 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Dec 28, 2004 | Financing         | Intrafamily Transfer |           |                    | \$259K |
| Aug 19, 2004 | Financing         | Trustees Deed        |           |                    | \$75K  |
| Feb 5, 1998  | Quitclaim         | Quit Claim Transfer  | \$124,000 | \$78               |        |
| Aug 2, 1996  | Resale            | Grant Deed           | \$128,500 | \$81               | \$125K |
| May 17, 1996 | Non-arms-length   | Trustees Deed        | \$148,334 | \$93               |        |
| Dec 27, 1991 | Resale            | Grant Deed           | \$170,000 | \$107              | \$136K |

## 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   | 1.6 mi   |
| Cordova High School                | High       | 9–12   | 2.1 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>56,631</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|