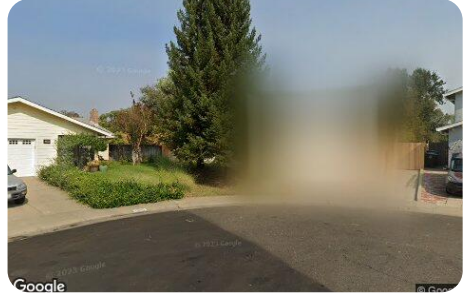
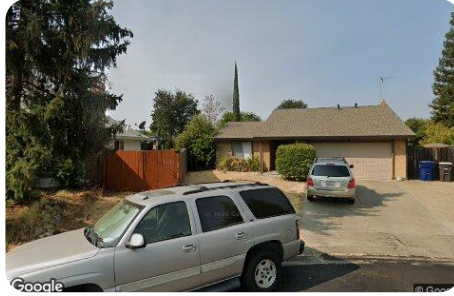


Single Family Residence **RESIDENTIAL**

11000 WABASH RIVER CT

RANCHO CORDOVA, CA 95670

\$423,125 TopHap Estimate · \$323 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

0.27 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$423K

\$392K low

\$454K high

Est. Owner Equity

\$221,225

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,422 (2025)
Assessed Value	\$180,636
Previous Assessed	\$177,095

PROPERTY FACTS

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

CLIMATE RISK

25
FLOOD

68
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
Sep 23, 2024	Financing	Intrafamily Transfer			
Sep 29, 2014	Quitclaim	Quit Claim Transfer			\$84K
May 27, 2005	Recorded document	Grant Deed			

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

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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