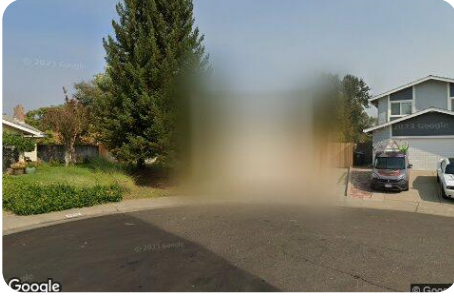


Single Family Residence **RESIDENTIAL**

11001 WABASH RIVER CT

RANCHO CORDOVA, CA 95670

\$613,442 TopHap Estimate · \$327 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,874 ft²

LIVING AREA

0.27 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$613K

\$581K low

\$646K high

Last Sale

\$601,000 · May 24, 2022

Est. Owner Equity

\$132,642

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$8,489 (2025)
Assessed Value	\$650,538
Previous Assessed	\$637,784

PROPERTY FACTS

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

CLIMATE RISK

26 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 ²	LOAN
May 18, 2022	Resale	Grant Deed	\$601,000	\$321	\$481K
Sep 9, 2020	Quitclaim	Quit Claim Transfer			
Nov 5, 2013	Quitclaim	Quit Claim Transfer			
Dec 24, 1998	Resale	Grant Deed	\$180,000	\$96	\$179K
Oct 28, 1996	Quitclaim	Quit Claim Transfer			
Nov 26, 1991	Resale	Grant Deed	\$185,000	\$99	\$148K

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	2.2 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
--------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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