

Single Family Residence **RESIDENTIAL**

11013 WABASH RIVER CT

RANCHO CORDOVA, CA 95670

\$456,298 TopHap Estimate · \$324 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,407 ft²

LIVING AREA

0.2 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$456K

\$429K low

\$483K high

Last Sale

\$385,000 · Aug 9, 2019

Est. Owner Equity

\$456,298

TAX & ASSESSMENT

Property Tax	\$5,665 (2025)
Assessed Value	\$429,468
Previous Assessed	\$421,048

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

26
FLOOD

41
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
Oct 10, 2019	Quitclaim	Quit Claim Transfer			
Aug 8, 2019	Resale	Grant Deed	\$385,000	\$274	
Sep 27, 2005	Resale	Grant Deed	\$381,000	\$271	\$305K
Apr 28, 2005	Financing	Intrafamily Transfer			\$64K
Jul 1, 2003	Resale	Grant Deed	\$245,000	\$174	\$233K
Jun 27, 2001	Resale	Grant Deed	\$180,000	\$128	\$173K
Aug 9, 1991	Resale	Grant Deed	\$152,000	\$108	\$106K

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

OWNERSHIP

Occupancy	Absentee owner
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