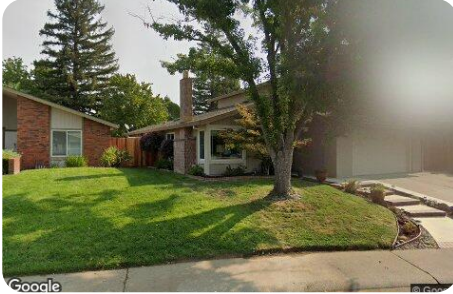


Single Family Residence **RESIDENTIAL**

11017 WABASH RIVER CT

RANCHO CORDOVA, CA 95670

\$543,974 TopHap Estimate · \$270 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,016 ft²

LIVING AREA

0.19 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$544K

\$478K low

\$610K high

Est. Owner Equity

\$0

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$3,113 (2025)
Assessed Value	\$236,061
Previous Assessed	\$231,433

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

49
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
Aug 30, 2021	Financing	Intrafamily Transfer			
Aug 30, 2021	Financing	Intrafamily Transfer			\$218K
Sep 22, 2012	Quitclaim	Quit Claim Transfer			
Sep 22, 2012	Financing	Intrafamily Transfer			\$283K
Feb 9, 2010	Quitclaim	Quit Claim Transfer			
Sep 13, 1993	Quitclaim	Quit Claim Transfer			\$176K

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	Owner occupied
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