

Single Family Residence **RESIDENTIAL**

10048 YUKON RIVER WAY

RANCHO CORDOVA, CA 95670

\$449,973 TopHap Estimate · \$343 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

0.19 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$450K

\$418K low

\$482K high

Last Sale

\$134,000 · Mar 23, 1999

Est. Owner Equity

\$351,973

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$2,824 (2025)
Assessed Value	\$214,248
Previous Assessed	\$210,048

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	No

CLIMATE RISK

31
FLOOD

57
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 3, 2018	Quitclaim	Quit Claim Transfer			
Mar 23, 1999	Resale	Grant Deed	\$134,000	\$102	\$107K
Jan 28, 1988	Resale	Grant Deed	\$97,000	\$74	\$76K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.6 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.4 mi
Cordova High School	High	9–12	1.9 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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