

Single Family Residence **RESIDENTIAL**

2176 TIBER RIVER DR

RANCHO CORDOVA, CA 95670

\$424,762 TopHap Estimate · \$324 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

0.14 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$425K

\$397K low

\$453K high

Est. Owner Equity

\$346,567

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$2,275 (2025)
Assessed Value	\$171,315
Previous Assessed	\$167,957

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

36
FLOOD

56
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	\$/FT²	LOAN
Jul 20, 2005	Quitclaim	Quit Claim Transfer			
Apr 30, 1991	Quitclaim	Quit Claim Transfer			\$90K

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	1.7 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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