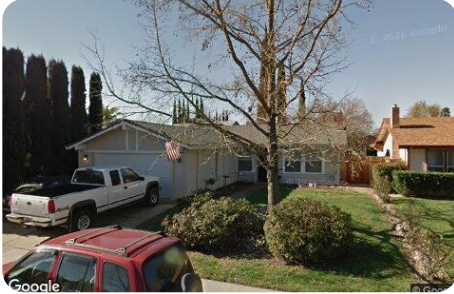


Single Family Residence **RESIDENTIAL**

2172 TIBER RIVER DR

RANCHO CORDOVA, CA 95670

\$396,078 TopHap Estimate · \$351 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,127 ft²

LIVING AREA

0.13 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$396K

\$371K low

\$421K high

Last Sale

\$140,000 · May 9, 2012

Est. Owner Equity

\$237,578

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,370 (2025)
Assessed Value	\$179,349
Previous Assessed	\$175,834

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

36 FLOOD	56 WILDFIRE	53 HEAT	44 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 17, 2015	Quitclaim	Quit Claim Transfer			
May 4, 2012	Resale	Grant Deed	\$140,000	\$124	\$137K
Feb 22, 2002	Resale	Grant Deed	\$179,000	\$159	\$143K
Dec 2, 1988	Non-arms-length	Trustees Deed	\$23,000	\$20	
Dec 2, 1988	Non-arms-length	Trustees Deed	\$23,000	\$20	

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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