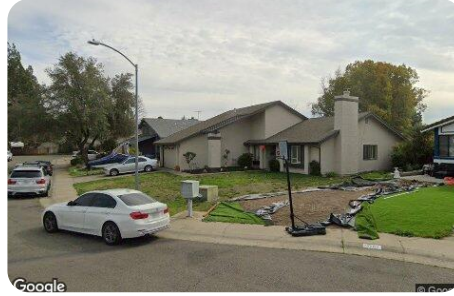


Single Family Residence **RESIDENTIAL**

11206 PLATTE RIVER CT

RANCHO CORDOVA, CA 95670

\$403,529 TopHap Estimate · \$201 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,006 ft²

LIVING AREA

0.16 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$404K

\$377K low

\$430K high

Last Sale

\$220,000 · Jul 30, 2012

Est. Owner Equity

\$173,529

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$3,634 (2025)
Assessed Value	\$276,319
Previous Assessed	\$270,901

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

25
FLOOD

65
WILDFIRE

54
HEAT

45
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
Jul 23, 2012	Resale	Grant Deed	\$220,000	\$110	\$216K
Jul 23, 2012	Quitclaim	Quit Claim Transfer			
Jan 17, 2012	Non-arms-length	Trustees Deed	\$156,600	\$78	
Oct 27, 2004	Resale	Grant Deed	\$433,000	\$216	\$346K
Mar 25, 1988	Resale	Grant Deed	\$133,000	\$66	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.1 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.2 mi
Cordova High School	High	9–12	2.8 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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