

Single Family Residence

RESIDENTIAL

11214 WIND RIVER CT

RANCHO CORDOVA, CA 95670

\$405,350

TopHap Estimate · \$332 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,220 ft²

LIVING AREA

0.15 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$405K

\$366K low

\$445K high

Last Sale

\$174,500 · Mar 29, 1996

Est. Owner Equity

\$247,283

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$3,941 (2025)
Assessed Value	\$295,319
Previous Assessed	\$289,530

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

61
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
Jun 21, 2019	Quitclaim	Quit Claim Transfer			
Mar 29, 1996	Resale	Trustees Deed	\$174,500	\$143	\$157K
Mar 29, 1996	Recorded document	Trustees Deed			
Aug 3, 1992	Quitclaim	Quit Claim Transfer			\$168K
Sep 13, 1989	Resale	Grant Deed	\$182,000	\$149	\$165K

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	Absentee owner
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