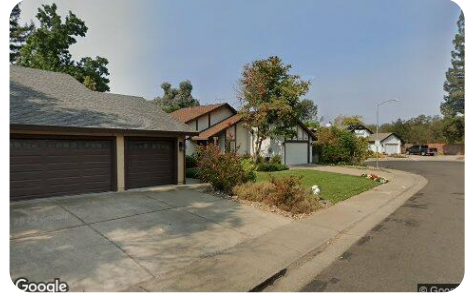


Single Family Residence **RESIDENTIAL**

11026 ORLEANS RIVER CT

RANCHO CORDOVA, CA 95670

\$555,317 TopHap Estimate · \$303 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,830 ft²

LIVING AREA

0.22 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$555K

\$523K low

\$588K high

Last Sale

\$340,000 · Jun 5, 2015

Est. Owner Equity

\$270,117

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,430 (2025)
Assessed Value	\$416,787
Previous Assessed	\$408,616

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

26 FLOOD	41 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	\$/FT²	LOAN
Jun 3, 2015	Resale	Grant Deed	\$340,000	\$186	\$264K
Dec 12, 2014	Quitclaim	Quit Claim Transfer			
Dec 12, 2014	Resale	Grant Deed	\$187,000	\$102	
Jul 5, 2005	Resale	Grant Deed	\$432,000	\$236	\$346K
Jun 30, 2000	Resale	Grant Deed	\$182,000	\$99	\$162K
May 7, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.7 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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