

Single Family Residence **RESIDENTIAL**

# 10285 RINDA DR

RANCHO CORDOVA, CA 95670

**\$388,015** TopHap Estimate · \$364 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,066 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1959**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$388K**

\$370K low

\$406K high

Last Sale

**\$359,000 · Dec 30, 2022**

Est. Owner Equity

**\$35,518**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,864 (2025) |
| Assessed Value    | \$380,972      |
| Previous Assessed | \$373,503      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**35**  
FLOOD

**64**  
WILDFIRE

**53**  
HEAT

**43**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Dec 28, 2022 | Resale            | Grant Deed           | \$359,000 | \$337              | \$352K |
| Jun 25, 2021 | Financing         | Intrafamily Transfer |           |                    |        |
| Aug 17, 2010 | Recorded document | Grant Deed           |           |                    |        |
| Aug 17, 2010 | Resale            | Grant Deed           | \$120,000 | \$113              |        |
| Jun 21, 2007 | Resale            | Grant Deed           | \$279,500 | \$262              | \$223K |
| Apr 2, 1992  | Quitclaim         | Quit Claim Transfer  |           |                    | \$83K  |
| Feb 24, 1989 | Resale            | Grant Deed           | \$78,000  | \$73               | \$62K  |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Cordova Gardens Academy of Arts and Sciences | Elementary | KG–5   | 0.1 mi   |
| Cordova High School                          | High       | 9–12   | 0.3 mi   |
| Mills Middle School                          | Middle     | 6–8    | 0.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>56,631</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|