

Single Family Residence **RESIDENTIAL**

2189 TIBER RIVER DR

RANCHO CORDOVA, CA 95670

\$457,975 TopHap Estimate · \$349 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

0.13 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$458K

\$413K low

\$503K high

Last Sale

\$445,000 · Jul 17, 2023

Est. Owner Equity

\$101,975

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,981 (2025)
Assessed Value	\$462,978
Previous Assessed	\$453,900

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

35
WILDFIRE

53
HEAT

44
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 7, 2023	Resale	Grant Deed	\$445,000	\$339	\$356K
Oct 10, 2011	Resale	Grant Deed	\$175,000	\$133	\$181K
Jul 19, 2011	Non-arms-length	Trustees Deed	\$122,000	\$93	
Jan 24, 2003	Resale	Grant Deed	\$246,000	\$188	\$197K
Dec 7, 1990	Resale	Grant Deed	\$162,000	\$123	\$100K
Nov 3, 1988	Resale	Grant Deed	\$107,000	\$82	\$105K

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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