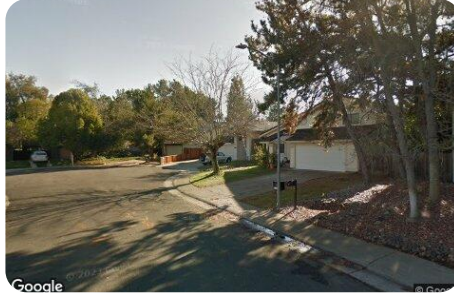


Single Family Residence **RESIDENTIAL**

# 11230 PECOS RIVER CT

RANCHO CORDOVA, CA 95670

**\$495,628** TopHap Estimate · \$314 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,579 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$496K**

\$473K low

\$518K high

Est. Owner Equity

**\$382,628**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,594 (2025) |
| Assessed Value    | \$274,060      |
| Previous Assessed | \$268,687      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**35**  
FLOOD

**61**  
WILDFIRE

**54**  
HEAT

**45**  
STORM

**26**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Sep 29, 1992 | Resale | Grant Deed | \$155,000 | \$98   | \$124K |
| Jul 1, 1991  | Resale | Grant Deed | \$167,272 | \$106  | \$134K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| W. E. Mitchell Middle School       | Middle     | 6–8    | 1.2 mi   |
| Peter J. Shields Elementary School | Elementary | KG–5   | 2.3 mi   |
| Cordova High School                | High       | 9–12   | 2.9 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

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

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

| OWNERSHIP

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