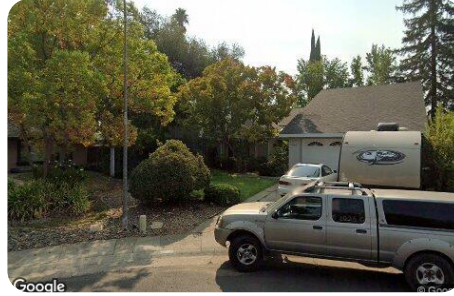


Single Family Residence **RESIDENTIAL**

11178 BRAZOS RIVER CT

RANCHO CORDOVA, CA 95670

\$550,600 TopHap Estimate · \$332 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,658 ft²
LIVING AREA

0.17 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$551K

\$524K low

\$577K high

Last Sale

\$558,000 · May 27, 2022

Est. Owner Equity

\$20,500

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$7,878 (2025)
Assessed Value	\$603,995
Previous Assessed	\$592,153

PROPERTY FACTS

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

CLIMATE RISK

25
FLOOD

56
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
May 13, 2022	Resale	Grant Deed	\$558,000	\$337	\$530K
May 25, 2022	Financing	Intrafamily Transfer			
Jun 28, 2019	Quitclaim	Quit Claim Transfer			

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	2.7 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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