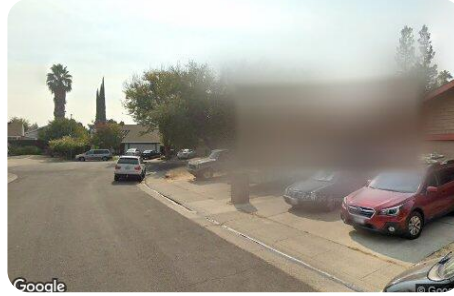
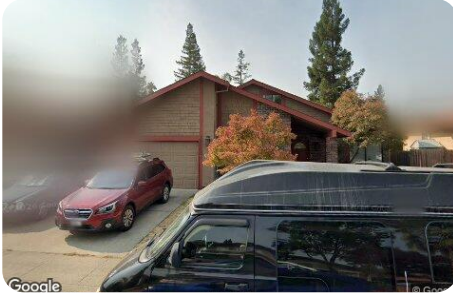


Single Family Residence **RESIDENTIAL**

11166 PIT RIVER CT

RANCHO CORDOVA, CA 95670

\$554,250 TopHap Estimate · \$307 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,805 ft²

LIVING AREA

0.14 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$554K

\$515K low

\$593K high

Last Sale

\$352,500 · Jun 1, 2016

Est. Owner Equity

\$299,250

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,523 (2025)
Assessed Value	\$425,625
Previous Assessed	\$417,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

45
FLOOD

59
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 27, 2016	Resale	Grant Deed	\$352,500	\$195	\$276K
Dec 14, 2012	Financing	Intrafamily Transfer			\$272K
Feb 6, 2008	Financing	Intrafamily Transfer			\$287K
Feb 26, 2008	Quitclaim	Quit Claim Transfer			
Sep 2, 2005	Quitclaim	Quit Claim Transfer			
Jan 27, 2003	Quitclaim	Quit Claim Transfer			\$160K
Mar 1, 2001	Quitclaim	Quit Claim Transfer			\$145K
Mar 1, 2001	Quitclaim	Quit Claim Transfer			
Sep 10, 1997	Resale	Grant Deed	\$149,000	\$83	\$146K
Jan 23, 1991	Non-arms-length	Grant Deed	\$160,000	\$89	\$39K

Jan 15, 1988	Resale	Grant Deed	\$107,000	\$59	\$108K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.0 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.1 mi
Cordova High School	High	9–12	2.6 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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