

Single Family Residence **RESIDENTIAL**

2193 TIBER RIVER DR

RANCHO CORDOVA, CA 95670

\$374,028 TopHap Estimate · \$332 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,127 ft²

LIVING AREA

0.15 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$374K

\$337K low

\$411K high

Est. Owner Equity

\$104,028

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$2,575 (2025)
Assessed Value	\$188,059
Previous Assessed	\$184,373

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36
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
Oct 13, 2020	Quitclaim	Quit Claim Transfer			
Oct 13, 2020	Quitclaim	Quit Claim Transfer			\$245K
Sep 28, 2017	Recorded document	Affidavit Of Death			
Sep 28, 2017	Quitclaim	Quit Claim Transfer			
Feb 24, 1998	Quitclaim	Quit Claim Transfer			\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.5 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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