

Single Family Residence **RESIDENTIAL**

2201 ATHENS RIVER CT

RANCHO CORDOVA, CA 95670

\$428,368 TopHap Estimate · \$304 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,407 ft²
LIVING AREA

0.18 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$428K

\$403K low

\$454K high

Last Sale

\$242,500 · Aug 12, 2003

Est. Owner Equity

\$0

Loan-to-Value

138%

TAX & ASSESSMENT

Property Tax	\$4,668 (2025)
Assessed Value	\$351,660
Previous Assessed	\$344,765

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2003	Resale	Grant Deed	\$242,500	\$172	\$250K
May 20, 2003	Quitclaim	Quit Claim Transfer			\$145K
Aug 9, 2001	Resale	Grant Deed	\$179,000	\$127	\$140K
Aug 9, 2001	Quitclaim	Quit Claim Transfer			
Jul 23, 1990	Resale	Trustees Deed	\$87,000	\$62	
Jul 23, 1990	Resale	Trustees Deed	\$53,000	\$38	\$120K

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	1.8 mi

Cordova High School	High	9–12	2.3 mi
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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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