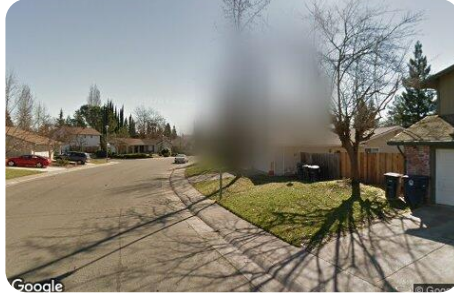


Single Family Residence **RESIDENTIAL**

2132 TIBER RIVER DR

RANCHO CORDOVA, CA 95670

\$482,868 TopHap Estimate · \$304 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,590 ft²

LIVING AREA

0.18 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$483K

\$454K low

\$512K high

Last Sale

\$333,000 · Dec 22, 2017

Est. Owner Equity

\$182,868

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,100 (2025)
Assessed Value	\$386,469
Previous Assessed	\$378,892

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

25 FLOOD	56 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	\$/FT²	LOAN
Dec 19, 2017	Resale	Grant Deed	\$333,000	\$209	\$170K
Jun 5, 2015	Resale	Grant Deed	\$260,000	\$164	\$230K
Jun 4, 2015	Quitclaim	Quit Claim Transfer			
Feb 17, 2005	Financing	Grant Deed			\$189K
Aug 5, 1998	Resale	Grant Deed	\$146,500	\$92	\$139K
Apr 30, 1998	Non-arms-length	Trustees Deed	\$138,000	\$87	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.7 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.7 mi
Cordova High School	High	9–12	2.3 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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