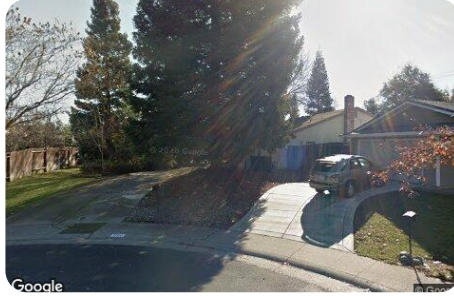


Single Family Residence **RESIDENTIAL**

10040 TYLER RIVER CT

RANCHO CORDOVA, CA 95670

\$384,881 TopHap Estimate · \$342 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,127 ft²

LIVING AREA

0.16 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$385K

\$363K low

\$406K high

Last Sale

\$238,000 · Nov 24, 2015

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$3,835 (2025)
Assessed Value	\$287,369
Previous Assessed	\$281,735

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

42
FLOOD

63
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2015	Resale	Grant Deed	\$238,000	\$211	\$238K
Jan 27, 2015	Financing	Intrafamily Transfer			\$192K
May 2, 2012	Resale	Grant Deed	\$155,000	\$138	\$152K
Oct 26, 2011	Non-arms-length	Trustees Deed	\$119,700	\$106	
Jul 20, 2005	Resale	Grant Deed	\$340,000	\$302	\$272K
Apr 5, 2004	Recorded document	Grant Deed			
Sep 19, 2000	Resale	Grant Deed	\$10,000	\$9	
Nov 20, 1995	Resale	Grant Deed	\$10,000	\$9	
Oct 31, 1989	Non-arms-length	Grant Deed	\$16,000	\$14	

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	1.3 mi
Cordova High School	High	9–12	1.9 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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