

Single Family Residence **RESIDENTIAL**

10060 RIVER MIST WAY

RANCHO CORDOVA, CA 95670

\$497,935 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,851 ft²

LIVING AREA

0.17 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$498K

\$471K low

\$525K high

Last Sale

\$370,000 · Nov 6, 2018

Est. Owner Equity

\$117,635

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,561 (2025)
Assessed Value	\$420,992
Previous Assessed	\$412,738

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

48 FLOOD	67 WILDFIRE	51 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 1, 2018	Resale	Grant Deed	\$370,000	\$200	\$363K
Sep 5, 2013	Quitclaim	Quit Claim Transfer			
May 11, 2004	Resale	Grant Deed	\$332,000	\$179	\$180K
Feb 13, 1996	Quitclaim	Quit Claim Transfer			\$113K
Oct 24, 1995	Recorded document	Grant Deed			
Apr 18, 1991	Quitclaim	Quit Claim Transfer			\$138K
Sep 26, 1988	Resale	Grant Deed	\$146,000	\$79	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cordova Meadows Elementary School	Elementary	KG–5	0.3 mi
Cordova High School	High	9–12	1.1 mi
Mills Middle School	Middle	6–8	1.2 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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