

Single Family Residence **RESIDENTIAL**

10076 FRASER RIVER CT

RANCHO CORDOVA, CA 95670

\$486,660 TopHap Estimate · \$306 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,590 ft²

LIVING AREA

0.12 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$487K

\$462K low

\$511K high

Last Sale

\$405,000 · Jul 16, 2020

Est. Owner Equity

\$162,660

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,762 (2025)
Assessed Value	\$447,151
Previous Assessed	\$438,384

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

39
FLOOD

57
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 15, 2020	Quitclaim	Quit Claim Transfer			
Jul 15, 2020	Resale	Grant Deed	\$405,000	\$255	\$324K
Nov 12, 2004	Recorded document	Affidavit Of Death			
Nov 12, 2004	Resale	Grant Deed	\$340,000	\$214	\$272K

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	1.4 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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