

Single Family Residence **RESIDENTIAL**

10077 FRASER RIVER CT

RANCHO CORDOVA, CA 95670

\$485,380 TopHap Estimate · \$431 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,127 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$485K

\$441K low

\$529K high

Last Sale

\$480,000 · Oct 3, 2024

Est. Owner Equity

\$101,380

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,313 (2025)
Assessed Value	\$489,600
Previous Assessed	\$480,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
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
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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
Oct 3, 2024	Financing	Intrafamily Transfer			
Sep 14, 2024	Financing	Intrafamily Transfer			
Oct 2, 2024	Resale	Grant Deed	\$480,000	\$426	\$384K
Feb 3, 2012	Resale	Grant Deed	\$121,000	\$107	
Jun 25, 2007	Quitclaim	Quit Claim Transfer			\$36K
Jun 25, 2004	Resale	Grant Deed	\$240,000	\$213	\$175K
Mar 3, 2003	Resale	Grant Deed	\$190,500	\$169	\$152K
Apr 22, 1994	Quitclaim	Quit Claim Transfer			
Jul 27, 1993	Quitclaim	Quit Claim Transfer			\$65K

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	Absentee owner
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