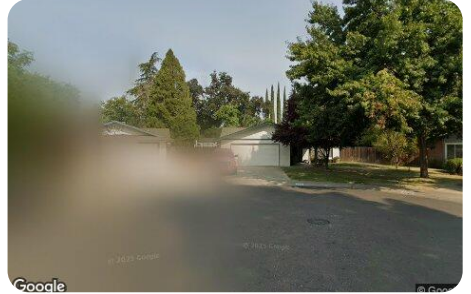


Single Family Residence **RESIDENTIAL**

10084 FRASER RIVER CT

RANCHO CORDOVA, CA 95670

\$611,434 TopHap Estimate · \$466 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

0.16 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$611K

\$576K low

\$647K high

Last Sale

\$604,000 · Aug 29, 2024

Est. Owner Equity

\$611,434

TAX & ASSESSMENT

Property Tax	\$8,014 (2025)
Assessed Value	\$615,641
Previous Assessed	\$603,570

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

41
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2024	Financing	Intrafamily Transfer			
Aug 28, 2024	Resale	Grant Deed	\$604,000	\$460	
Aug 12, 2019	Resale	Grant Deed	\$400,000	\$305	\$380K
Sep 13, 2017	Quitclaim	Quit Claim Transfer			
Jan 30, 2017	Resale	Grant Deed	\$340,000	\$259	\$180K
Sep 29, 2016	Resale	Grant Deed	\$220,000	\$168	\$184K
Nov 6, 2013	Quitclaim	Quit Claim Transfer			
Aug 15, 2013	Non-arms-length	Trustees Deed	\$227,000	\$173	
Jun 9, 2004	Resale	Grant Deed	\$268,000	\$204	\$214K
Apr 1, 1998	Resale	Grant Deed	\$134,500	\$103	\$137K
Jan 22, 1998	Recorded document	Grant Deed			

Nov 27, 1996	Non-arms-length	Trustees Deed	\$148,982	\$114	
Mar 8, 1994	Resale	Grant Deed	\$134,000	\$102	\$133K

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	2.0 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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