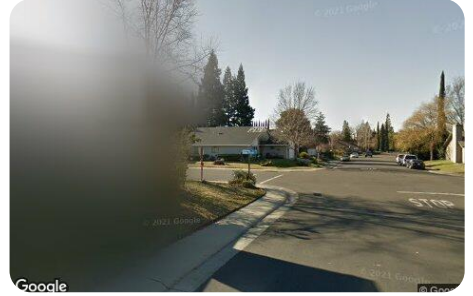
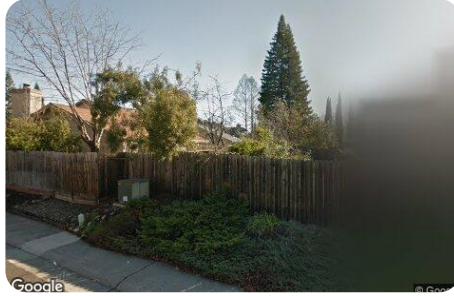


Single Family Residence **RESIDENTIAL**

2101 TIBER RIVER DR

RANCHO CORDOVA, CA 95670

\$463,144 TopHap Estimate · \$304 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,521 ft²

LIVING AREA

0.15 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$463K

\$428K low

\$498K high

Last Sale

\$176,000 · Mar 19, 2012

Est. Owner Equity

\$463,144

TAX & ASSESSMENT

Property Tax	\$3,066 (2025)
Assessed Value	\$225,475
Previous Assessed	\$221,055

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

47
FLOOD

56
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
Feb 20, 2013	Quitclaim	Quit Claim Transfer			
Mar 6, 2012	Resale	Grant Deed	\$176,000	\$116	
Aug 22, 2005	Resale	Grant Deed	\$418,000	\$275	\$334K
May 11, 2000	Recorded document	Grant Deed			
Mar 5, 1999	Quitclaim	Quit Claim Transfer			
Sep 20, 1989	Resale	Trustees Deed	\$131,500	\$86	
May 6, 1988	Resale	Grant Deed	\$108,000	\$71	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.7 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.7 mi

Cordova High School

High

9–12

2.3 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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner