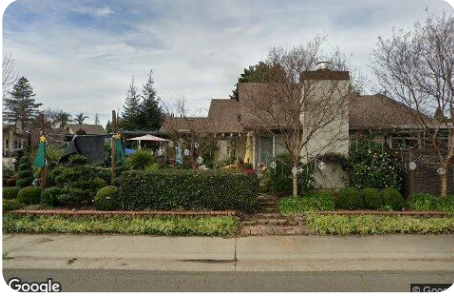


Single Family Residence **RESIDENTIAL**

11219 WIND RIVER CT

RANCHO CORDOVA, CA 95670

\$449,773 TopHap Estimate · \$320 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,406 ft²
LIVING AREA

0.24 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

5
ROOMS

4
PARKING

VALUATION

\$450K

\$417K low

\$483K high

Last Sale

\$142,000 · Jan 27, 2012

Est. Owner Equity

\$449,773

TAX & ASSESSMENT

Property Tax	\$3,007 (2025)
Assessed Value	\$220,196
Previous Assessed	\$215,879

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

61
WILDFIRE

54
HEAT

45
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
Jan 24, 2012	Resale	Grant Deed	\$142,000	\$101	
Aug 19, 2011	Foreclosure sale	Trustees Deed	\$183,826	\$131	
Nov 25, 2003	Resale	Grant Deed	\$244,000	\$174	\$195K
May 30, 1996	Resale	Grant Deed	\$132,000	\$94	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.2 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.3 mi
Cordova High School	High	9–12	2.8 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	Owner occupied
-----------	----------------