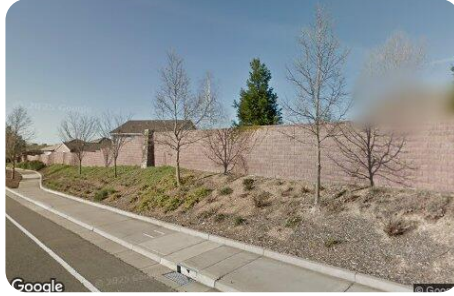


Single Family Residence **RESIDENTIAL**

12088 RUNSWICK CT

RANCHO CORDOVA, CA 95742

\$700,830 TopHap Estimate · \$326 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,148 ft²

LIVING AREA

0.23 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$701K

\$665K low

\$736K high

Last Sale

\$700,000 · Mar 6, 2026

Est. Owner Equity

\$700,830

TAX & ASSESSMENT

Property Tax	\$6,765 (2025)
Assessed Value	\$390,615
Previous Assessed	\$382,957

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

72
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 3, 2026	Resale	Grant Deed	\$700,000	\$326	
Apr 11, 2012	Resale	Grant Deed	\$305,000	\$142	\$244K
Apr 10, 2012	Quitclaim	Quit Claim Transfer			
Mar 15, 2010	Quitclaim	Quit Claim Transfer			
May 20, 2008	Recorded document	Grant Deed			
Mar 28, 2008	Resale	Grant Deed	\$2,667,500	\$1242	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert J. McGarvey Elementary School	Elementary	KG–6	1.3 mi
Katherine L. Albani Middle School	Middle	7–8	9.3 mi
Pleasant Grove High School	High	9–12	9.4 mi

District: Elk Grove 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 95742

37 CRIME INDEX	88 AIR POLLUTION	18,491 POPULATION	\$140K 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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