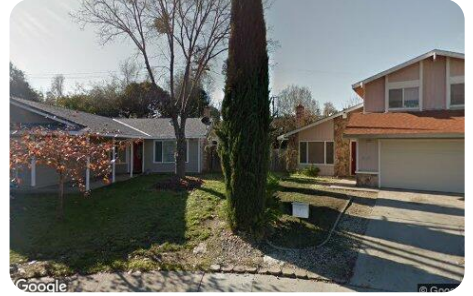
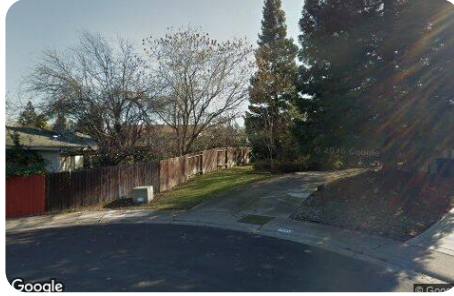
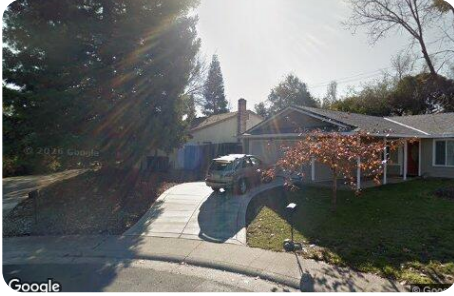


Single Family Residence **RESIDENTIAL**

10044 TYLER RIVER CT

RANCHO CORDOVA, CA 95670

\$476,461 TopHap Estimate · \$339 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,407 ft²

LIVING AREA

0.25 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$476K

\$458K low

\$495K high

Last Sale

\$225,000 · Oct 8, 2002

Est. Owner Equity

\$205,461

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,428 (2025)
Assessed Value	\$332,366
Previous Assessed	\$325,850

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

44
FLOOD

63
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
Dec 26, 2019	Quitclaim	Quit Claim Transfer			\$268K
Dec 6, 2019	Quitclaim	Quit Claim Transfer			
Jun 5, 2017	Quitclaim	Quit Claim Transfer			
Oct 25, 2016	Recorded document	Grant Deed			
Jul 22, 2014	Recorded document	Grant Deed			
Nov 3, 2006	Quitclaim	Quit Claim Transfer			
Nov 17, 2003	Quitclaim	Quit Claim Transfer			
Oct 8, 2002	Resale	Grant Deed	\$225,000	\$160	\$180K
Apr 10, 1998	Resale	Grant Deed	\$120,000	\$85	\$119K

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	1.3 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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