

Single Family Residence **RESIDENTIAL**

11137 PORTAGE RIVER CT

RANCHO CORDOVA, CA 95670

\$487,338 TopHap Estimate · \$309 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,579 ft²

LIVING AREA

0.16 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$487K

\$474K low

\$500K high

Last Sale

\$269,500 · Aug 23, 2002

Est. Owner Equity

\$302,338

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,727 (2025)
Assessed Value	\$356,196
Previous Assessed	\$349,212

PROPERTY FACTS

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

CLIMATE RISK

25
FLOOD

61
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	\$/FT²	LOAN
Nov 21, 2013	Quitclaim	Quit Claim Transfer			\$185K
Aug 23, 2002	Resale	Grant Deed	\$268,591	\$170	\$177K
Feb 2, 1994	Quitclaim	Quit Claim Transfer			
Feb 2, 1994	Resale	Trustees Deed	\$170,000	\$108	\$128K
Nov 14, 1990	Resale	Grant Deed	\$181,500	\$115	
Jun 7, 1990	Non-arms-length	Grant Deed	\$148,000	\$94	
Sep 26, 1988	Resale	Grant Deed	\$148,000	\$94	\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.8 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.9 mi
Cordova High School	High	9–12	2.4 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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