

Single Family Residence **RESIDENTIAL**

11240 PECOS RIVER CT

RANCHO CORDOVA, CA 95670

\$549,910 TopHap Estimate · \$274 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,006 ft²

LIVING AREA

0.12 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$550K

\$529K low

\$571K high

Last Sale

\$190,000 · May 23, 2012

Est. Owner Equity

\$256,110

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,280 (2025)
Assessed Value	\$243,412
Previous Assessed	\$238,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

62
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2025	Financing	Intrafamily Transfer			
Apr 26, 2021	Financing	Intrafamily Transfer			\$75K
May 16, 2012	Resale	Grant Deed	\$190,000	\$95	\$181K
Feb 7, 2006	Quitclaim	Quit Claim Transfer			\$318K
Aug 2, 2002	Resale	Grant Deed	\$235,000	\$117	\$223K
Oct 25, 1988	Resale	Grant Deed	\$134,500	\$67	\$100K

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	2.9 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	Owner occupied
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