

Single Family Residence **RESIDENTIAL**

1663 KLAMATH RIVER DR

RANCHO CORDOVA, CA 95670

\$500,249 TopHap Estimate · \$444 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,127 ft²
LIVING AREA

0.2 ac
LOT SIZE

1979
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$500K

\$451K low

\$550K high

Last Sale

\$500,000 · Apr 8, 2026

Est. Owner Equity

\$500,249

TAX & ASSESSMENT

Property Tax	\$5,272 (2025)
Assessed Value	\$407,099
Previous Assessed	\$399,117

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

42
FLOOD

57
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2026	Financing	Correction Deed			
Apr 6, 2026	Resale	Grant Deed	\$500,000	\$444	\$400K
Mar 11, 2026	Financing	Correction Deed			
Apr 6, 2026	Resale	Grant Deed	\$500,000	\$444	\$400K
Oct 7, 2022	Financing	Intrafamily Transfer			
Dec 28, 2020	Resale	Grant Deed	\$369,000	\$327	\$221K
Jan 11, 2006	Quitclaim	Quit Claim Transfer			
Oct 25, 2001	Resale	Grant Deed	\$185,000	\$164	\$136K

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	1.4 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------