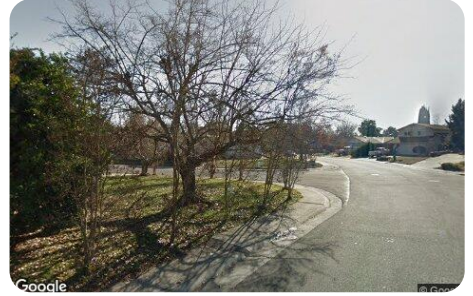


Single Family Residence **RESIDENTIAL**

10061 FRASER RIVER CT

RANCHO CORDOVA, CA 95670

\$435,426 TopHap Estimate · \$332 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

0.2 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$435K

\$425K low

\$446K high

Last Sale

\$175,000 · Nov 20, 2000

Est. Owner Equity

\$282,026

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,521 (2025)
Assessed Value	\$268,946
Previous Assessed	\$263,673

PROPERTY FACTS

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

CLIMATE RISK

25
FLOOD

57
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	\$/FT ²	LOAN
Nov 20, 2000	Resale	Grant Deed	\$175,000	\$133	\$166K
Apr 29, 1994	Resale	Grant Deed	\$128,000	\$98	\$126K

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

OWNERSHIP

Occupancy	Owner occupied
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