

Single Family Residence **RESIDENTIAL**

11136 UTOPIA RIVER CT

RANCHO CORDOVA, CA 95670

\$424,776 TopHap Estimate · \$302 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,406 ft²
LIVING AREA

0.14 ac
LOT SIZE

1981
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$425K

\$400K low

\$449K high

Last Sale

\$146,500 · May 17, 2000

Est. Owner Equity

\$298,913

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,105 (2025)
Assessed Value	\$229,251
Previous Assessed	\$224,757

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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	\$/FT ²	LOAN
Mar 12, 2024	Financing	Intrafamily Transfer			
May 17, 2000	Resale	Grant Deed	\$146,500	\$104	\$145K
Apr 8, 1999	Resale	Trustees Deed	\$135,500	\$96	\$116K
Apr 8, 1999	Quitclaim	Quit Claim Transfer			
Dec 1, 1998	Quitclaim	Quit Claim Transfer			\$120K
Aug 18, 1995	Resale	Grant Deed	\$124,500	\$89	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.9 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.0 mi
Cordova High School	High	9–12	2.5 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	Absentee owner
-----------	----------------