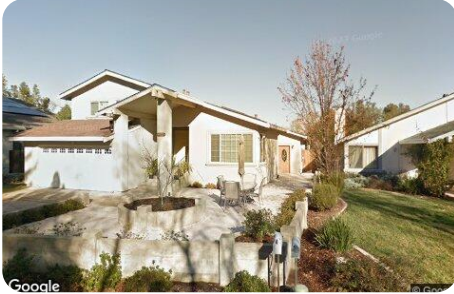


Single Family Residence **RESIDENTIAL**

11229 PECOS RIVER CT

RANCHO CORDOVA, CA 95670

\$900,903 TopHap Estimate · \$178 / ft² · confidence 84 · as of Jul 14, 2026



10
BEDS

4
BATHS

5,050 ft²
LIVING AREA

0.14 ac
LOT SIZE

1978
YEAR BUILT

2
STORIES

14
ROOMS

2
PARKING

VALUATION

\$901K

\$761K low

\$1M high

Last Sale

\$160,000 · Dec 30, 1999

Est. Owner Equity

\$440,903

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$12,042 (2025)
Assessed Value	\$353,302
Previous Assessed	\$346,376

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	Yes

CLIMATE RISK

35
FLOOD

63
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
Nov 3, 2014	Quitclaim	Quit Claim Transfer			
Feb 28, 2002	Quitclaim	Quit Claim Transfer			\$203K
Dec 30, 1999	Resale	Grant Deed	\$160,000	\$32	\$158K
Mar 27, 1992	Resale	Grant Deed	\$203,500	\$40	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.3 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	Absentee owner
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