

Single Family Residence **RESIDENTIAL**

2212 GORGE RIVER CT

RANCHO CORDOVA, CA 95670

\$384,974 TopHap Estimate · \$342 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,127 ft²

LIVING AREA

0.16 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$385K

\$364K low

\$406K high

Last Sale

\$175,000 · Aug 25, 2017

Est. Owner Equity

\$44,422

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax

\$3,935 (2025)

Assessed Value

\$301,747

Previous Assessed

\$295,831

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25 FLOOD	56 WILDFIRE	53 HEAT	44 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 7, 2019	Quitclaim	Quit Claim Transfer			
Aug 23, 2017	Resale	Grant Deed	\$175,000	\$155	\$140K
Aug 26, 2014	Resale	Grant Deed	\$229,000	\$203	\$137K
Jun 2, 2006	Quitclaim	Quit Claim Transfer			
Nov 16, 2005	Resale	Grant Deed	\$335,000	\$297	\$251K
May 23, 2005	Quitclaim	Quit Claim Transfer			
Jan 7, 1993	Quitclaim	Quit Claim Transfer			\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.6 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.7 mi
Cordova High School	High	9–12	2.2 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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