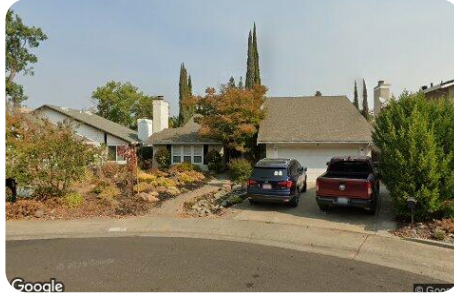
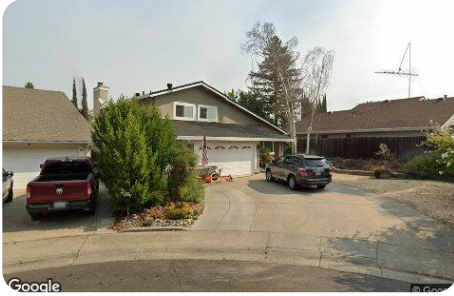


Single Family Residence **RESIDENTIAL**

11177 PIT RIVER CT

RANCHO CORDOVA, CA 95670

\$637,648 TopHap Estimate · \$318 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,006 ft²

LIVING AREA

0.19 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$638K

\$613K low

\$662K high

Last Sale

\$440,000 · Aug 25, 2005

Est. Owner Equity

\$354,648

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$8,405 (2025)
Assessed Value	\$651,190
Previous Assessed	\$638,422

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

62
FLOOD

44
WILDFIRE

54
HEAT

45
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
Aug 19, 2021	Financing	Intrafamily Transfer			\$283K
Aug 19, 2021	Financing	Intrafamily Transfer			
Dec 3, 2013	Quitclaim	Quit Claim Transfer			
Dec 3, 2013	Quitclaim	Quit Claim Transfer			
Aug 25, 2005	Resale	Grant Deed	\$440,000	\$219	\$352K
Aug 25, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.1 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.2 mi

Cordova High School	High	9–12	2.7 mi
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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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