Single Family Residence RESIDENTIAL

9963 RIVER MIST WAY

RANCHO CORDOVA, CA 95670

$507,567 TopHap Estimate · $312 / ft² · confidence 94 · as of Jul 14, 2026

3	2	1,629 ft²	0.17 ac
BEDS	BATHS	LIVING AREA	LOT SIZE
1985	**1**	**6**	**2**
YEAR BUILT	STORIES	ROOMS	PARKING

VALUATION

$508K

$478K low — $537K high

Last Sale	**$505,000 · Apr 9, 2026**
Est. Owner Equity	**$93,467**
Loan-to-Value	**82%**

TAX & ASSESSMENT

Property Tax	**$3,524 (2025)**
Assessed Value	**$261,262**
Previous Assessed	**$256,141**

Data by ATTOM. Valuations are automated estimates, not appraisals. Photos from Google Street View and may not depict the current property state.

PROPERTY FACTS

Property Type	**Single Family Residence**
Style	**Custom Design**
County	**SACRAMENTO**
Lot (acres)	**0.17**
Construction	**Wood (Unspecified)**
Heating	**Central**
Cooling	**Central**
Fireplace	**Yes**
Pool	**Yes**

CLIMATE RISK

FLOOD	WILDFIRE	HEAT	STORM	DROUGHT
35	69	51	42	26

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	$/FT²	LOAN
Apr 7, 2026	Resale	Grant Deed	$505,000	$310	$414K
Apr 7, 2026	Resale	Grant Deed	$505,000	$310	$414K
Sep 25, 2000	Resale	Grant Deed	$170,000	$104	$136K
Apr 14, 1995	Resale	Grant Deed	$150,000	$92	$100K
Feb 10, 1989	Non-arms-length	Grant Deed	$10,000	$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cordova Meadows Elementary School	Elementary	KG–5	0.4 mi
Cordova High School	High	9–12	1.3 mi
Mills Middle School	Middle	6–8	1.4 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	82	56,631	$89K	61°F	78%
CRIME INDEX	AIR POLLUTION	POPULATION	MEDIAN IN-COME	AVG TEMP	SUNSHINE

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

OWNERSHIP

Occupancy	**Owner occupied**