

Single Family Residence **RESIDENTIAL**

11112 MORGAN RIVER CT

RANCHO CORDOVA, CA 95670

\$566,890 TopHap Estimate · \$310 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,830 ft²

LIVING AREA

0.16 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

7

ROOMS

4

PARKING

VALUATION

\$567K

\$535K low

\$599K high

Last Sale

\$167,000 · Feb 25, 1999

Est. Owner Equity

\$339,890

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,511 (2025)
Assessed Value	\$267,016
Previous Assessed	\$261,781

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25 FLOOD	62 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	\$/FT²	LOAN
Feb 17, 2014	Quitclaim	Quit Claim Transfer			
Feb 25, 1999	Resale	Grant Deed	\$167,000	\$91	\$166K
Jun 5, 1989	Resale	Grant Deed	\$149,500	\$82	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.8 mi
Peter J. Shields Elementary School	Elementary	KG–5	1.9 mi
Cordova High School	High	9–12	2.4 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 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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