

Single Family Residence **RESIDENTIAL**

11160 UTOPIA RIVER CT

RANCHO CORDOVA, CA 95670

\$544,146 TopHap Estimate · \$271 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,006 ft²

LIVING AREA

0.18 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$544K

\$512K low

\$577K high

Last Sale

\$475,000 · Jul 15, 2020

Est. Owner Equity

\$142,146

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,464 (2025)
Assessed Value	\$524,437
Previous Assessed	\$514,154

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

25
FLOOD

61
WILDFIRE

53
HEAT

44
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
Jul 28, 2025	Financing	Intrafamily Transfer			
Jul 9, 2020	Resale	Grant Deed	\$475,000	\$237	\$402K
Dec 15, 1999	Resale	Grant Deed	\$174,000	\$87	\$148K
Apr 5, 1989	Resale	Grant Deed	\$150,000	\$75	\$135K
Nov 23, 1988	Resale	Grant Deed	\$147,000	\$73	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.9 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.0 mi
Cordova High School	High	9–12	2.5 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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