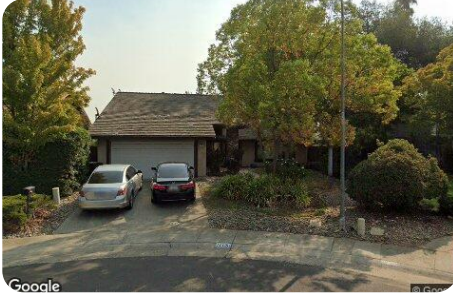


Single Family Residence **RESIDENTIAL**

11181 BRAZOS RIVER CT

RANCHO CORDOVA, CA 95670

\$486,258 TopHap Estimate · \$308 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,579 ft²
LIVING AREA

0.19 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$486K

\$467K low

\$505K high

Last Sale

\$189,500 · Oct 10, 2000

Est. Owner Equity

\$486,258

TAX & ASSESSMENT

Property Tax	\$5,399 (2025)
Assessed Value	\$464,299
Previous Assessed	\$400,608

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

61
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	\$/FT²	LOAN
Jul 15, 2025	Financing	Intrafamily Transfer			
Sep 14, 2022	Financing	Intrafamily Transfer			
Jan 10, 2008	Recorded document	Grant Deed			
Jun 7, 2007	Recorded document	Grant Deed			
Oct 10, 2000	Resale	Grant Deed	\$189,500	\$120	\$140K
Dec 31, 1993	Quitclaim	Quit Claim Transfer			\$52K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.2 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.2 mi
Cordova High School	High	9–12	2.8 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	Absentee owner
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