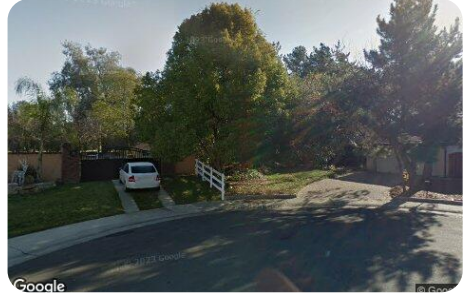


Single Family Residence **RESIDENTIAL**

11243 PECOS RIVER CT

RANCHO CORDOVA, CA 95670

\$781,043 TopHap Estimate · \$202 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,858 ft²

LIVING AREA

0.55 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$781K

\$711K low

\$851K high

Last Sale

\$193,000 · Oct 28, 1999

Est. Owner Equity

\$486,746

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,116 (2025)
Assessed Value	\$302,541
Previous Assessed	\$296,610

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.55
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

69
WILDFIRE

54
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 14, 2004	Quitclaim	Quit Claim Transfer			\$194K
Oct 28, 1999	Resale	Grant Deed	\$193,000	\$50	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	1.3 mi
Peter J. Shields Elementary School	Elementary	KG–5	2.4 mi
Cordova High School	High	9–12	2.9 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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