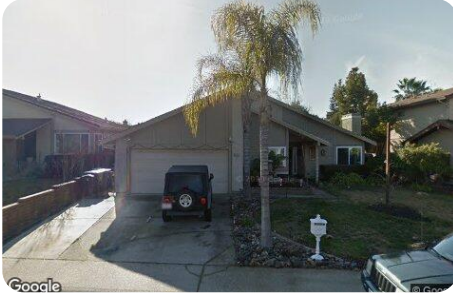


Single Family Residence **RESIDENTIAL**

2026 KLAMATH RIVER DR

RANCHO CORDOVA, CA 95670

\$510,282 TopHap Estimate · \$300 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,700 ft²
LIVING AREA

0.19 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$510K

\$489K low

\$531K high

Last Sale

\$256,000 · Jul 5, 2013

Est. Owner Equity

\$267,082

Loan-to-Value

46%

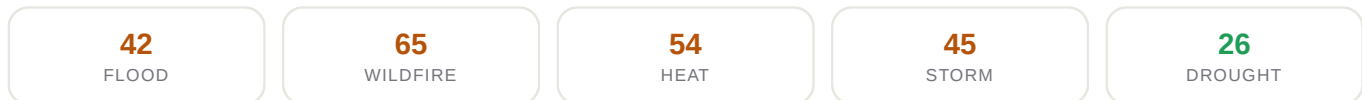
TAX & ASSESSMENT

Property Tax	\$9,054 (2025)
Assessed Value	\$320,085
Previous Assessed	\$313,810

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2013	Resale	Grant Deed	\$256,000	\$151	\$243K
Aug 4, 2011	Recorded document	Affidavit Of Death			
Aug 4, 2011	Quitclaim	Quit Claim Transfer			
Apr 24, 2008	Quitclaim	Quit Claim Transfer			
Apr 19, 2000	Non-arms-length	Trustees Deed	\$100,000	\$59	
Apr 19, 2000	Quitclaim	Quit Claim Transfer			
Sep 30, 1999	Resale	Grant Deed	\$139,500	\$82	\$100K
Oct 12, 1995	Resale	Grant Deed	\$135,000	\$79	\$133K
Sep 20, 1988	Resale	Grant Deed	\$125,000	\$74	\$100K

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	2.3 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	Owner occupied
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