

Single Family Residence **RESIDENTIAL**

# 2129 TIBER RIVER DR

RANCHO CORDOVA, CA 95670

**\$399,845** TopHap Estimate · \$355 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,127 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1982**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$400K**

**\$370K low**

**\$430K high**

Last Sale

**\$340,000 · Aug 27, 2018**

Est. Owner Equity

**\$22,945**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,097 (2025) |
| Assessed Value    | \$386,744      |
| Previous Assessed | \$379,161      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.13                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

**44**  
FLOOD

**56**  
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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Aug 23, 2018 | Resale    | Grant Deed          | \$340,000 | \$302              | \$330K |
| Aug 19, 2016 | Resale    | Grant Deed          | \$250,000 | \$222              | \$245K |
| Jan 30, 2002 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| W. E. Mitchell Middle School       | Middle     | 6–8    | 0.7 mi   |
| Peter J. Shields Elementary School | Elementary | KG–5   | 1.8 mi   |
| Cordova High School                | High       | 9–12   | 2.3 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>56,631</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|