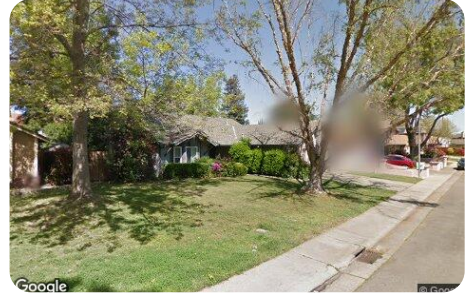
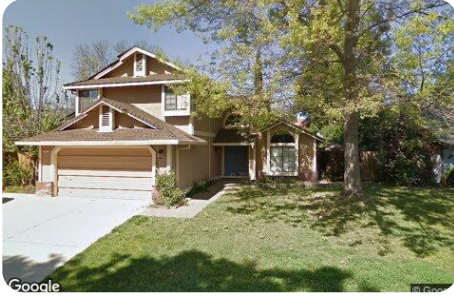


Single Family Residence **RESIDENTIAL**

10031 RIVER MIST WAY

RANCHO CORDOVA, CA 95670

\$536,169 TopHap Estimate · \$268 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,000 ft²

LIVING AREA

0.18 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$536K

\$509K low

\$564K high

Last Sale

\$310,000 · Apr 4, 2016

Est. Owner Equity

\$250,364

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,954 (2025)
Assessed Value	\$374,307
Previous Assessed	\$366,968

PROPERTY FACTS

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

CLIMATE RISK

10
FLOOD

70
WILDFIRE

51
HEAT

42
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2016	Resale	Grant Deed	\$310,000	\$155	\$304K
Jul 25, 2008	Resale	Grant Deed	\$295,000	\$148	\$280K
Mar 13, 2008	Non-arms-length	Trustees Deed	\$349,941	\$175	
Nov 10, 2005	Resale	Grant Deed	\$399,000	\$200	\$80K
Nov 10, 2005	Financing	Grant Deed			\$319K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cordova Meadows Elementary School	Elementary	KG–5	0.3 mi
Cordova High School	High	9–12	1.2 mi
Mills Middle School	Middle	6–8	1.3 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

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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