

Single Family Residence **RESIDENTIAL**

3450 RUSSET WAY

RANCHO CORDOVA, CA 95670

\$503,164 TopHap Estimate · \$262 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3
BATHS

1,923 ft²
LIVING AREA

2,296 ft²
LOT SIZE

2025
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$503K

\$487K low

\$519K high

Last Sale

\$506,500 · May 23, 2025

Est. Owner Equity

\$98,004

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,417 (2025)
Assessed Value	\$516,579
Previous Assessed	\$226,392

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.05
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

12
FLOOD

53
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2025	Resale	Grant Deed	\$506,500	\$263	\$405K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Navigator Elementary School	Elementary	KG–5	0.3 mi
Cordova High School	High	9–12	2.2 mi
W. E. Mitchell Middle School	Middle	6–8	2.4 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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