

Single Family Residence **RESIDENTIAL**

3454 RUSSET WAY

RANCHO CORDOVA, CA 95670

\$466,904 TopHap Estimate · \$303 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,542 ft²

LIVING AREA

2,296 ft²

LOT SIZE

2025

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$467K

\$436K low

\$498K high

Last Sale

\$470,000 · May 22, 2025

Est. Owner Equity

\$90,944

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,282 (2025)
Assessed Value	\$479,349
Previous Assessed	\$215,912

PROPERTY FACTS

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

CLIMATE RISK

20
FLOOD

54
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 15, 2025	Resale	Grant Deed	\$470,000	\$305	\$376K

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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