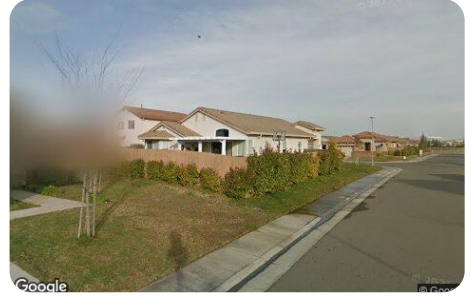


Single Family Residence **RESIDENTIAL**

3526 CAP ROCK WAY

RANCHO CORDOVA, CA 95670

\$601,788 TopHap Estimate · \$325 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,851 ft²

LIVING AREA

0.18 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$602K

\$583K low

\$620K high

Last Sale

\$455,000 · Jul 3, 2006

Est. Owner Equity

\$192,288

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$8,394 (2025)
Assessed Value	\$537,195
Previous Assessed	\$526,662

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

37 FLOOD	62 WILDFIRE	52 HEAT	42 STORM	26 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2006	Quitclaim	Quit Claim Transfer			
Jun 26, 2006	Resale	Grant Deed	\$455,000	\$246	\$410K
Sep 7, 2005	Quitclaim	Quit Claim Transfer			
Oct 11, 2004	Resale	Grant Deed	\$343,500	\$186	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Navigator Elementary School	Elementary	KG–5	0.1 mi
Cordova High School	High	9–12	2.2 mi
W. E. Mitchell Middle School	Middle	6–8	2.7 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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