

Single Family Residence **RESIDENTIAL**

3537 CAP ROCK WAY

RANCHO CORDOVA, CA 95670

\$604,299 TopHap Estimate · \$326 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,851 ft²

LIVING AREA

0.14 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$604K

\$590K low

\$619K high

Last Sale

\$313,000 · Sep 11, 2013

Est. Owner Equity

\$384,299

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$5,417 (2025)
Assessed Value	\$391,354
Previous Assessed	\$383,682

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	63 WILDFIRE	52 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 18, 2019	Quitclaim	Quit Claim Transfer			
Sep 5, 2013	Resale	Grant Deed	\$313,000	\$169	\$250K
Sep 6, 2013	Quitclaim	Quit Claim Transfer			
Jun 24, 2010	Resale	Grant Deed	\$257,500	\$139	\$253K
Apr 12, 2007	Resale	Grant Deed	\$399,000	\$216	\$319K
Oct 2, 2006	Quitclaim	Quit Claim Transfer			
Oct 19, 2004	Resale	Grant Deed	\$333,000	\$180	\$266K

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

OWNERSHIP

Occupancy	Owner occupied
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