

Single Family Residence

RESIDENTIAL

3545 CAP ROCK WAY

RANCHO CORDOVA, CA 95670

\$535,098 TopHap Estimate · \$365 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,468 ft²

LIVING AREA

0.13 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$535K

\$517K low

\$553K high

Last Sale

\$225,000 · Nov 2, 2009

Est. Owner Equity

\$365,598

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,298 (2025)
Assessed Value	\$296,228
Previous Assessed	\$290,420

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

40 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
Sep 29, 2009	Resale	Grant Deed	\$225,000	\$153	\$170K
Oct 26, 2009	Recorded document	Grant Deed			
Dec 22, 2008	Foreclosure sale	Trustees Deed	\$216,000	\$147	
Oct 12, 2004	Quitclaim	Quit Claim Transfer			
Oct 12, 2004	Resale	Grant Deed	\$292,500	\$199	\$234K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Navigator Elementary School	Elementary	KG–5	0.1 mi
Cordova High School	High	9–12	2.3 mi
W. E. Mitchell Middle School	Middle	6–8	2.8 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	Absentee owner
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