

Single Family Residence **RESIDENTIAL**

# 2349 RUDAT CIR

RANCHO CORDOVA, CA 95670

**\$483,362** TopHap Estimate · \$281 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,720 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1979**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$483K**

\$461K low

\$506K high

Last Sale

**\$264,500 · Sep 9, 2003**

Est. Owner Equity

**\$483,362**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,004 (2025) |
| Assessed Value    | \$383,562      |
| Previous Assessed | \$376,042      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

## CLIMATE RISK

**35**  
FLOOD

**59**  
WILDFIRE

**53**  
HEAT

**43**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|---------------------|-----------|--------------------|------|
| Jun 26, 2008 | Quitclaim         | Quit Claim Transfer |           |                    |      |
| Sep 9, 2003  | Resale            | Grant Deed          | \$264,500 | \$154              |      |
| Nov 30, 2001 | Recorded document | Grant Deed          |           |                    |      |
| Nov 30, 2001 | Resale            | Grant Deed          | \$145,000 | \$84               |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Rancho Cordova Elementary School | Elementary | KG–5   | 0.5 mi   |
| W. E. Mitchell Middle School     | Middle     | 6–8    | 0.9 mi   |
| Cordova High School              | High       | 9–12   | 0.9 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>56,631</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|