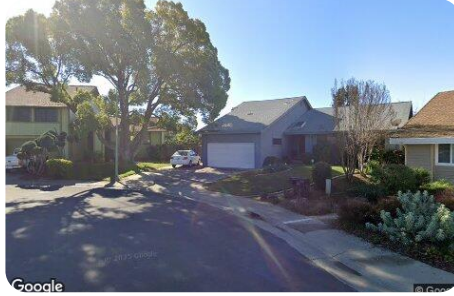


Single Family Residence **RESIDENTIAL**

## 2380 RUDAT CIR

RANCHO CORDOVA, CA 95670

**\$499,135** TopHap Estimate · \$272 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,833 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$499K**

\$471K low

\$527K high

Est. Owner Equity

**\$199,135**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,896 (2025) |
| Assessed Value    | \$303,527      |
| Previous Assessed | \$297,577      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**40**  
FLOOD

**56**  
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   |
|---------------------|-----------|---------------------|-----------|--------------------|--------|
| <b>Aug 6, 2013</b>  | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>May 17, 1991</b> | Resale    | Grant Deed          | \$165,000 | \$90               | \$132K |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Rancho Cordova Elementary School</b> | Elementary | KG–5   | 0.5 mi   |
| <b>W. E. Mitchell Middle School</b>     | Middle     | 6–8    | 0.8 mi   |
| <b>Cordova High School</b>              | 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> |
|-----------|-----------------------|