

Single Family Residence **RESIDENTIAL**

3501 CAP ROCK WAY

RANCHO CORDOVA, CA 95670

\$646,171 TopHap Estimate · \$349 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,851 ft²
LIVING AREA

0.17 ac
LOT SIZE

2004

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$646K

\$627K low

\$666K high

Last Sale

\$585,000 · Sep 9, 2021

Est. Owner Equity

\$186,171

Loan-to-Value

73%

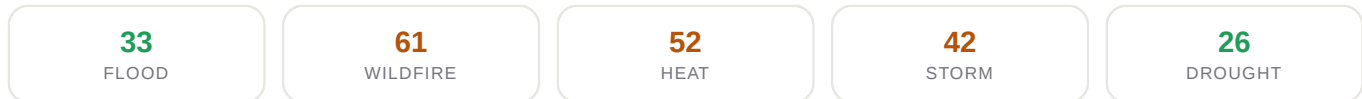
TAX & ASSESSMENT

Property Tax	\$8,582 (2025)
Assessed Value	\$633,222
Previous Assessed	\$620,806

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



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2021	Resale	Grant Deed	\$585,000	\$316	\$460K
Nov 22, 2010	Financing	Intrafamily Transfer			\$100K
Nov 3, 2004	Resale	Grant Deed	\$345,500	\$187	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Navigator Elementary School	Elementary	KG–5	0.1 mi
Cordova High School	High	9–12	2.1 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
-----------	-----------------------