

Single Family Residence **RESIDENTIAL**

3513 CAP ROCK WAY

RANCHO CORDOVA, CA 95670

\$495,963 TopHap Estimate · \$369 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,344 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$496K

\$474K low

\$518K high

Last Sale

\$280,500 · Nov 1, 2004

Est. Owner Equity

\$249,944

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,504 (2025)
Assessed Value	\$398,215
Previous Assessed	\$390,408

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

36 FLOOD	62 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
Dec 14, 2018	Quitclaim	Quit Claim Transfer			
Oct 8, 2015	Financing	Intrafamily Transfer			\$190K
Oct 28, 2004	Resale	Grant Deed	\$280,500	\$209	\$224K

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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