

Single Family Residence **RESIDENTIAL**

3517 CAP ROCK WAY

RANCHO CORDOVA, CA 95670

\$566,720 TopHap Estimate · \$352 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,612 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$567K

\$548K low

\$586K high

Last Sale

\$369,000 · Jun 14, 2017

Est. Owner Equity

\$287,220

Loan-to-Value

49%

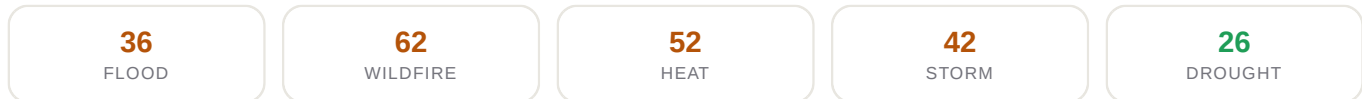
TAX & ASSESSMENT

Property Tax	\$6,085 (2025)
Assessed Value	\$436,813
Previous Assessed	\$428,249

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



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 12, 2017	Resale	Grant Deed	\$369,000	\$229	\$295K
Oct 23, 2006	Financing	Intrafamily Transfer			\$267K
Oct 27, 2004	Resale	Grant Deed	\$304,000	\$189	\$273K
Oct 27, 2004	Quitclaim	Quit Claim Transfer			

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
--------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------