

Single Family Residence **RESIDENTIAL**

3579 RULANDER WAY

RANCHO CORDOVA, CA 95670

\$546,460 TopHap Estimate · \$329 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,660 ft²

LIVING AREA

4,346 ft²

LOT SIZE

2009

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$546K

\$536K low

\$557K high

Last Sale

\$290,000 · Jul 14, 2014

Est. Owner Equity

\$262,460

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,449 (2025)
Assessed Value	\$355,497
Previous Assessed	\$348,528

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

58
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2022	Financing	Intrafamily Transfer			
Jul 2, 2014	Quitclaim	Quit Claim Transfer			
Jul 3, 2014	Resale	Grant Deed	\$290,000	\$175	\$218K
Jun 15, 2009	Resale	Grant Deed	\$290,000	\$175	\$285K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Navigator Elementary School	Elementary	KG–5	0.2 mi
Cordova High School	High	9–12	2.2 mi
W. E. Mitchell Middle School	Middle	6–8	2.5 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	Absentee owner
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