

Single Family Residence **RESIDENTIAL**

3571 RULANDER WAY

RANCHO CORDOVA, CA 95670

\$488,833 TopHap Estimate · \$345 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,417 ft²
LIVING AREA

4,346 ft²
LOT SIZE

2009
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$489K

\$470K low

\$508K high

Last Sale

\$272,500 · Mar 26, 2014

Est. Owner Equity

\$298,083

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$5,170 (2025)
Assessed Value	\$340,718
Previous Assessed	\$334,038

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

52
HEAT

42
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
Sep 27, 2018	Quitclaim	Quit Claim Transfer			
Sep 8, 2018	Quitclaim	Quit Claim Transfer			
Mar 21, 2014	Resale	Grant Deed	\$272,500	\$192	\$191K
Mar 21, 2014	Quitclaim	Quit Claim Transfer			
Jun 23, 2009	Resale	Grant Deed	\$265,000	\$187	\$260K

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	Owner occupied
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