

Single Family Residence **RESIDENTIAL**

3583 RULANDER WAY

RANCHO CORDOVA, CA 95670

\$483,378 TopHap Estimate · \$341 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,417 ft²
LIVING AREA

0.1 ac
LOT SIZE

2009
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$483K

\$465K low

\$502K high

Last Sale

\$395,000 · Dec 24, 2019

Est. Owner Equity

\$165,978

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$6,531 (2025)
Assessed Value	\$440,622
Previous Assessed	\$431,984

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

57
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
Dec 20, 2019	Resale	Grant Deed	\$395,000	\$279	\$316K
Jul 21, 2015	Quitclaim	Quit Claim Transfer			
Jul 20, 2015	Resale	Grant Deed	\$305,000	\$215	\$290K
Sep 1, 2011	Quitclaim	Quit Claim Transfer			
Jun 22, 2009	Resale	Grant Deed	\$265,000	\$187	\$212K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Navigator Elementary School	Elementary	KG–5	0.3 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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