

Single Family Residence **RESIDENTIAL**

3554 RULANDER WAY

RANCHO CORDOVA, CA 95670

\$493,474 TopHap Estimate · \$348 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,417 ft²

LIVING AREA

0.1 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$493K

\$470K low

\$517K high

Last Sale

\$420,000 · Mar 10, 2020

Est. Owner Equity

\$493,474

TAX & ASSESSMENT

Property Tax	\$6,795 (2025)
Assessed Value	\$468,511
Previous Assessed	\$459,326

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

60
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
Mar 5, 2020	Resale	Grant Deed	\$420,000	\$296	
Oct 18, 2019	Quitclaim	Quit Claim Transfer			
Mar 16, 2010	Resale	Grant Deed	\$264,000	\$186	\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Navigator Elementary School	Elementary	KG–5	0.2 mi
Cordova High School	High	9–12	2.3 mi
W. E. Mitchell Middle School	Middle	6–8	2.6 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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