

Single Family Residence **RESIDENTIAL**

3582 RULANDER WAY

RANCHO CORDOVA, CA 95670

\$550,641 TopHap Estimate · \$282 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,953 ft²

LIVING AREA

4,153 ft²

LOT SIZE

2010

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$551K

\$531K low

\$570K high

Last Sale

\$440,000 · Jan 6, 2020

Est. Owner Equity

\$149,771

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,169 (2025)
Assessed Value	\$490,822
Previous Assessed	\$481,199

PROPERTY FACTS

Property Type	Single Family Residence
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	\$/FT²	LOAN
Dec 30, 2019	Resale	Grant Deed	\$440,000	\$225	\$418K
Mar 19, 2015	Quitclaim	Quit Claim Transfer			
Mar 19, 2015	Financing	Intrafamily Transfer			\$236K
Aug 5, 2011	Quitclaim	Quit Claim Transfer			
Apr 16, 2010	Resale	Grant Deed	\$315,000	\$161	\$252K

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

OWNERSHIP

Occupancy	Absentee owner
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