

Single Family Residence **RESIDENTIAL**

# 2045 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

**\$435,200** TopHap Estimate · \$308 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,411 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$435K**

**\$414K low**

**\$456K high**

Last Sale

**\$96,000 · Dec 31, 2012**

Est. Owner Equity

**\$435,200**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,645 (2025) |
| Assessed Value    | \$120,568      |
| Previous Assessed | \$118,205      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.20                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**35**  
FLOOD

**72**  
WILDFIRE

**53**  
HEAT

**43**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Dec 27, 2012</b> | Resale            | Grant Deed          | \$96,000  | \$68               |        |
| <b>Jul 6, 2012</b>  | Recorded document | Grant Deed          |           |                    |        |
| <b>Jul 2, 2012</b>  | Non-arms-length   | Trustees Deed       | \$158,196 | \$112              |        |
| <b>Apr 22, 2008</b> | Resale            | Grant Deed          | \$151,000 | \$107              | \$149K |
| <b>Oct 25, 2007</b> | Non-arms-length   | Trustees Deed       | \$190,894 | \$135              |        |
| <b>Jan 11, 2000</b> | Resale            | Grant Deed          | \$105,000 | \$74               | \$104K |
| <b>Apr 16, 1993</b> | Quitclaim         | Quit Claim Transfer |           |                    | \$57K  |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Peter J. Shields Elementary School | Elementary | KG–5   | 0.5 mi   |
| W. E. Mitchell Middle School       | Middle     | 6–8    | 1.0 mi   |
| Cordova High School                | High       | 9–12   | 1.0 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>56,631</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|