

Single Family Residence **RESIDENTIAL**

2426 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$325,701 TopHap Estimate · \$358 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

911 ft²
LIVING AREA

2,880 ft²
LOT SIZE

1979
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$326K

\$305K low

\$346K high

Last Sale

\$325,000 · Jan 24, 2024

Est. Owner Equity

\$16,951

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$4,416 (2025)
Assessed Value	\$338,130
Previous Assessed	\$331,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

48 FLOOD	35 WILDFIRE	53 HEAT	44 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 18, 2024	Resale	Grant Deed	\$325,000	\$357	\$309K
Jun 6, 2016	Resale	Grant Deed	\$140,000	\$154	\$145K
May 8, 2008	Resale	Grant Deed	\$115,000	\$126	\$92K
Jan 7, 2008	Non-arms-length	Trustees Deed	\$180,000	\$198	
Jun 28, 1999	Resale	Grant Deed	\$58,000	\$64	\$57K
Aug 17, 1998	Non-arms-length	Trustees Deed	\$88,255	\$97	
Oct 6, 1997	Non-arms-length	Trustees Deed	\$80,732	\$89	
Feb 9, 1996	Quitclaim	Quit Claim Transfer			
Jul 26, 1995	Quitclaim	Quit Claim Transfer			
Jul 26, 1995	Resale	Trustees Deed	\$75,000	\$82	\$74K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.2 mi
Williamson Elementary School	Elementary	KG–5	0.6 mi
Cordova High School	High	9–12	1.9 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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