

Single Family Residence **RESIDENTIAL**

2225 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$422,575 TopHap Estimate · \$314 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

0.19 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$423K

\$404K low

\$441K high

Last Sale

\$84,090 · Dec 10, 1993

Est. Owner Equity

\$248,942

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,150 (2025)
Assessed Value	\$160,327
Previous Assessed	\$157,184

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

37
FLOOD

65
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 ²	LOAN
Feb 21, 2022	Financing	Intrafamily Transfer			
Feb 21, 2022	Financing	Intrafamily Transfer			\$174K
Jul 21, 2018	Quitclaim	Quit Claim Transfer			
Jul 21, 2018	Recorded document	Affidavit Of Death			
Jul 18, 2018	Recorded document	Affidavit Of Death			
Jul 21, 2018	Quitclaim	Quit Claim Transfer			\$176K
Apr 11, 2013	Recorded document	Affidavit Of Death			
Apr 11, 2013	Quitclaim	Quit Claim Transfer			
Jan 2, 1990	Non-arms-length	Grant Deed	\$40,000	\$30	

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	0.9 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

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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