

Single Family Residence **RESIDENTIAL**

8019 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$386,934 TopHap Estimate · \$336 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,152 ft²

LIVING AREA

0.14 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$387K

\$366K low

\$408K high

Est. Owner Equity

\$386,934

TAX & ASSESSMENT

Property Tax	\$2,648 (2025)
Assessed Value	\$469,200
Previous Assessed	\$229,034

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

27
FLOOD

36
WILDFIRE

56
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 8, 2025	Financing	Intrafamily Transfer			
Aug 19, 2025	Financing	Intrafamily Transfer			
Jul 5, 1990	Resale	Trustees Deed	\$127,000	\$110	\$114K
Jul 5, 1990	Resale	Trustees Deed	\$90,000	\$78	
Jul 28, 1989	Resale	Grant Deed	\$90,000	\$78	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.2 mi
Mesa Verde High School	High	9–12	0.8 mi
Sylvan Middle School	Middle	6–8	1.4 mi

District: San Juan 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 95621

98 CRIME INDEX	81 AIR POLLUTION	41,087 POPULATION	\$77K 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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