

Single Family Residence **RESIDENTIAL**

8012 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$393,549 TopHap Estimate · \$377 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,045 ft²

LIVING AREA

0.15 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$394K

\$365K low

\$422K high

Last Sale

\$400,000 · Feb 15, 2023

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$4,886 (2025)
Assessed Value	\$424,482
Previous Assessed	\$416,160

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

31
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
Feb 7, 2023	Resale	Grant Deed	\$400,000	\$383	\$393K
Feb 7, 2023	Financing	Affidavit Of Death Of Joint Tenant			\$14K
Jul 21, 2003	Quitclaim	Quit Claim Transfer			\$70K
Aug 4, 1992	Quitclaim	Quit Claim Transfer			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.1 mi
Mesa Verde High School	High	9–12	0.8 mi
Sylvan Middle School	Middle	6–8	1.3 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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