

Single Family Residence **RESIDENTIAL**

8040 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$391,101 TopHap Estimate · \$374 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,045 ft²

LIVING AREA

0.21 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$391K

\$369K low

\$413K high

Last Sale

\$350,000 · Jun 4, 2021

Est. Owner Equity

\$139,101

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$4,527 (2025)
Assessed Value	\$386,425
Previous Assessed	\$378,849

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

46
FLOOD

61
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
Jun 1, 2021	Resale	Grant Deed	\$350,000	\$335	\$252K
Feb 24, 2021	Resale	Grant Deed	\$318,000	\$304	
Jun 19, 2013	Financing	Grant Deed			\$134K
Mar 16, 2010	Resale	Grant Deed	\$140,000	\$134	\$137K
Sep 22, 2009	Recorded document	Affidavit Of Death			
Jul 28, 2009	Recorded document	Affidavit Of Death			
Jul 31, 1995	Quitclaim	Quit Claim Transfer			

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
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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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