

Single Family Residence **RESIDENTIAL**

7804 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$411,888 TopHap Estimate · \$409 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,007 ft²

LIVING AREA

0.15 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$412K

\$378K low

\$445K high

Last Sale

\$80,000 · Jul 30, 1998

Est. Owner Equity

\$281,888

Loan-to-Value

30%

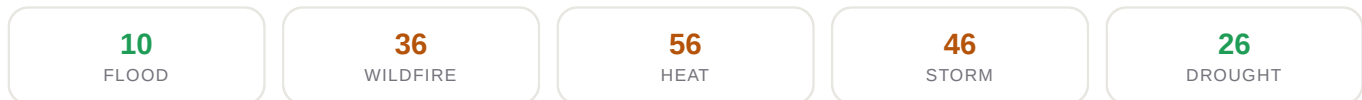
TAX & ASSESSMENT

Property Tax	\$1,433 (2025)
Assessed Value	\$127,901
Previous Assessed	\$125,394

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



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2003	Quitclaim	Quit Claim Transfer			\$130K
Jul 30, 1998	Quitclaim	Quit Claim Transfer			
Jul 30, 1998	Resale	Trustees Deed	\$80,000	\$79	\$80K
Jul 30, 1998	Quitclaim	Quit Claim Transfer			
Mar 31, 1993	Non-arms-length	Grant Deed	\$29,000	\$29	
Mar 20, 1992	Resale	Grant Deed	\$77,000	\$76	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.2 mi
Mesa Verde High School	High	9–12	0.4 mi
Sylvan Middle School	Middle	6–8	1.0 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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