

Single Family Residence **RESIDENTIAL**

7808 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$406,634 TopHap Estimate · \$321 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,266 ft²

LIVING AREA

0.15 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$407K

\$393K low

\$420K high

Last Sale

\$55,500 · Feb 21, 1997

Est. Owner Equity

\$299,634

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$1,017 (2025)
Assessed Value	\$92,164
Previous Assessed	\$90,358

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

10
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 21, 1997	Resale	Grant Deed	\$55,500	\$44	\$76K
Oct 29, 1993	Financing	Grant Deed			\$69K

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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