

Single Family Residence **RESIDENTIAL**

7812 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$397,903 TopHap Estimate · \$395 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,007 ft²

LIVING AREA

0.15 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$398K

\$369K low

\$427K high

Last Sale

\$297,500 · Jul 11, 2018

Est. Owner Equity

\$130,103

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,879 (2025)
Assessed Value	\$338,042
Previous Assessed	\$331,415

PROPERTY FACTS

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

CLIMATE RISK

10 FLOOD	35 WILDFIRE	56 HEAT	46 STORM	26 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2021	Financing	Intrafamily Transfer			\$268K
Jul 6, 2018	Resale	Grant Deed	\$297,500	\$295	\$288K
Dec 22, 1998	Quitclaim	Quit Claim Transfer			\$49K
Dec 28, 1988	Non-arms-length	Grant Deed	\$17,000	\$17	\$15K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------