

Single Family Residence **RESIDENTIAL**

7819 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$393,604 TopHap Estimate · \$339 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,160 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$394K

\$370K low

\$417K high

Last Sale

\$310,000 · Apr 1, 2020

Est. Owner Equity

\$284,579

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$3,969 (2025)
Assessed Value	\$345,805
Previous Assessed	\$339,025

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
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
Jan 19, 2015	Quitclaim	Quit Claim Transfer			
Jan 19, 2015	Quitclaim	Quit Claim Transfer			
Jan 10, 2014	Financing	Intrafamily Transfer			\$99K
Oct 7, 2005	Quitclaim	Quit Claim Transfer			
Feb 24, 1994	Non-arms-length	Grant Deed	\$67,000	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.2 mi
Mesa Verde High School	High	9–12	0.5 mi
Sylvan Middle School	Middle	6–8	1.1 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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