

Single Family Residence **RESIDENTIAL**

1854 ROSSWOOD DR

SAN JOSE, CA 95124

\$2,111,621 TopHap Estimate · \$1,140 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,853 ft²

LIVING AREA

0.16 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$2.1M

\$1.9M low

\$2.3M high

Est. Owner Equity

\$1,235,621

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$7,632 (2025)
Assessed Value	\$424,311
Previous Assessed	\$415,993

PROPERTY FACTS

Property Type	Single Family Residence
County	SANTA CLARA
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Fireplace	Yes
Pool	No
View	Creek

CLIMATE RISK

39
FLOOD

30
WILDFIRE

32
HEAT

46
STORM

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2020	Financing	Intrafamily Transfer			\$826K
Jan 10, 2020	Financing	Intrafamily Transfer			\$816K
Dec 31, 2019	Quitclaim	Quit Claim Transfer			
Dec 31, 2019	Non-arms-length	Grant Deed	\$265,000	\$143	
Jul 22, 2005	Financing	Grant Deed			\$520K
May 27, 2003	Quitclaim	Quit Claim Transfer			
Apr 30, 2003	Quitclaim	Quit Claim Transfer			\$409K
Sep 23, 2002	Quitclaim	Quit Claim Transfer			
May 28, 2002	Quitclaim	Quit Claim Transfer			\$50K
Oct 3, 2001	Quitclaim	Quit Claim Transfer			
Mar 29, 2001	Quitclaim	Quit Claim Transfer			\$360K

Jan 5, 2001	Quitclaim	Quit Claim Transfer	
Jul 25, 2000	Quitclaim	Quit Claim Transfer	\$300K
Apr 8, 1998	Quitclaim	Quit Claim Transfer	
Dec 24, 1997	Quitclaim	Quit Claim Transfer	\$202K
Apr 28, 1997	Quitclaim	Quit Claim Transfer	
Nov 27, 1996	Financing	Grant Deed	\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leigh High School	High	9–12	0.4 mi
Oster Elementary School	Elementary	KG–5	0.6 mi
Union Middle School	Middle	6–8	0.8 mi

District: Campbell Union High 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 95124

49 CRIME INDEX	89 AIR POLLUTION	49,122 POPULATION	\$159K MEDIAN IN-COME	59°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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