

Single Family Residence **RESIDENTIAL**

# 7932 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

**\$376,985** TopHap Estimate · \$358 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,052 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$377K**

\$355K low

\$399K high

Est. Owner Equity

**\$297,185**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,468 (2025) |
| Assessed Value    | \$123,802      |
| Previous Assessed | \$121,375      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

**10**  
FLOOD

**57**  
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 <sup>2</sup> | LOAN  |
|--------------|-----------|----------------------|-------|--------------------|-------|
| Jun 24, 2025 | Financing | Intrafamily Transfer |       |                    |       |
| Feb 16, 2007 | Quitclaim | Quit Claim Transfer  |       |                    |       |
| Jun 10, 1991 | Financing | Grant Deed           |       |                    | \$80K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Grand Oaks Elementary School | Elementary | EE–5   | 0.1 mi   |
| Mesa Verde High School       | High       | 9–12   | 0.7 mi   |
| Sylvan Middle School         | Middle     | 6–8    | 1.2 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>41,087</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|