

Single Family Residence **RESIDENTIAL**

7940 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$394,292 TopHap Estimate · \$391 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,008 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$394K

\$369K low

\$420K high

Last Sale

\$294,500 · May 17, 2019

Est. Owner Equity

\$178,514

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,912 (2025)
Assessed Value	\$335,085
Previous Assessed	\$328,516

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 ²	LOAN
May 13, 2019	Resale	Grant Deed	\$294,500	\$292	\$221K
Apr 20, 2012	Resale	Grant Deed	\$120,000	\$119	\$96K
Apr 20, 2012	Recorded document	Affidavit Of Death			
Nov 22, 1995	Resale	Grant Deed	\$77,500	\$77	\$75K
Sep 15, 1995	Non-arms-length	Trustees Deed	\$108,936	\$108	

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	1.3 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	Absentee owner
-----------	-----------------------