

Single Family Residence **RESIDENTIAL**

## 2303 ROSADO WAY

RANCHO CORDOVA, CA 95670

**\$386,950** TopHap Estimate · \$330 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,174 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$387K**

\$366K low

\$408K high

Last Sale

**\$85,000 · Nov 6, 1997**

Est. Owner Equity

**\$301,950**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,781 (2025) |
| Assessed Value    | \$138,399      |
| Previous Assessed | \$135,686      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 36<br>WILDFIRE | 53<br>HEAT | 43<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE    | \$/FT² | LOAN  |
|--------------|-------------------|---------------------|----------|--------|-------|
| Nov 6, 1997  | Resale            | Grant Deed          | \$85,000 | \$72   | \$85K |
| Apr 21, 1994 | Quitclaim         | Quit Claim Transfer |          |        |       |
| Oct 15, 1993 | Recorded document | Trustees Deed       |          |        |       |
| Oct 15, 1993 | Resale            | Trustees Deed       | \$90,000 | \$77   | \$89K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Williamson Elementary School | Elementary | KG–5   | 0.1 mi   |
| W. E. Mitchell Middle School | Middle     | 6–8    | 0.3 mi   |
| Cordova High School          | High       | 9–12   | 1.5 mi   |

District: Folsom-Cordova 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 95670

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>107</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>56,631</div> <div>POPULATION</div> | <div>\$89K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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