

Single Family Residence **RESIDENTIAL**

2248 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$406,218 TopHap Estimate · \$374 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,085 ft²

LIVING AREA

0.21 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$406K

\$385K low

\$428K high

Last Sale

\$118,500 · Nov 10, 2011

Est. Owner Equity

\$317,343

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$2,042 (2025)
Assessed Value	\$151,805
Previous Assessed	\$148,829

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

63
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2011	Resale	Grant Deed	\$118,500	\$109	\$89K
Apr 7, 2006	Resale	Grant Deed	\$350,000	\$323	\$280K
Sep 8, 2004	Financing	Grant Deed			\$210K
Feb 18, 2004	Financing	Grant Deed			\$165K
Sep 22, 2003	Resale	Grant Deed	\$112,500	\$104	\$119K
Nov 21, 2002	Resale	Grant Deed	\$172,500	\$159	\$111K
Jul 20, 2001	Quitclaim	Quit Claim Transfer			
Jul 16, 1991	Resale	Grant Deed	\$115,000	\$106	\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.5 mi
Mills Middle School	Middle	6–8	0.9 mi
Cordova High School	High	9–12	1.0 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

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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