

Single Family Residence **RESIDENTIAL**

7823 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$360,943 TopHap Estimate · \$384 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

940 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$361K

\$333K low

\$389K high

Last Sale

\$255,000 · Oct 31, 2019

Est. Owner Equity

\$70,443

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,338 (2025)
Assessed Value	\$284,452
Previous Assessed	\$278,875

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

35
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
Oct 28, 2019	Resale	Grant Deed	\$255,000	\$271	\$250K
Mar 16, 2001	Quitclaim	Quit Claim Transfer			
Jul 19, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.1 mi
Mesa Verde High School	High	9–12	0.5 mi
Sylvan Middle School	Middle	6–8	1.1 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	Owner occupied
-----------	----------------