

Single Family Residence **RESIDENTIAL**

7827 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$402,231 TopHap Estimate · \$320 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,257 ft²

LIVING AREA

0.15 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$402K

\$391K low

\$414K high

Est. Owner Equity

\$352,231

Loan-to-Value

12%

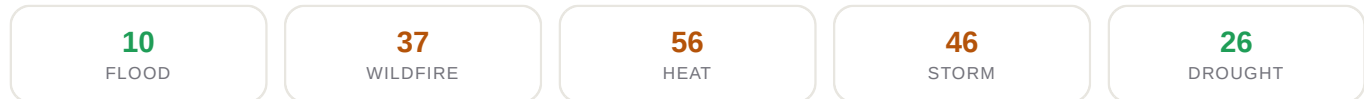
TAX & ASSESSMENT

Property Tax	\$1,822 (2025)
Assessed Value	\$161,343
Previous Assessed	\$158,180

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 1989	Resale	Grant Deed	\$86,000	\$68	\$73K

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

OWNERSHIP

Occupancy	Owner occupied
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