

Single Family Residence

RESIDENTIAL

7835 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$407,180

TopHap Estimate · \$360 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,132 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$407K

\$380K low

\$435K high

Last Sale

\$418,000 · Mar 28, 2022

Est. Owner Equity

\$207,180

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,294 (2025)
Assessed Value	\$452,454
Previous Assessed	\$443,583

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

36
FLOOD

37
WILDFIRE

56
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2022	Financing	Intrafamily Transfer			
Mar 24, 2022	Resale	Grant Deed	\$418,000	\$369	\$200K
May 23, 2018	Recorded document	Affidavit Of Death			
May 23, 2018	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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