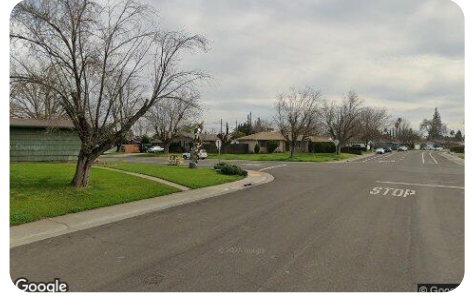


Single Family Residence **RESIDENTIAL**

1949 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$447,006 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

0.3 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$447K

\$426K low

\$468K high

Est. Owner Equity

\$447,006

TAX & ASSESSMENT

Property Tax	\$1,127 (2025)
Assessed Value	\$86,844
Previous Assessed	\$85,142

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.30
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

36
FLOOD

58
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
Jan 29, 2014	Quitclaim	Quit Claim Transfer			
Nov 23, 2013	Recorded document	Affidavit Of Death			
Nov 23, 2013	Recorded document	Affidavit Of Death			
Apr 25, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.6 mi
W. E. Mitchell Middle School	Middle	6–8	1.1 mi
Cordova High School	High	9–12	1.1 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	Owner occupied
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