

Single Family Residence **RESIDENTIAL**

2013 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$454,900 TopHap Estimate · \$486 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

936 ft²

LIVING AREA

0.18 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$455K

\$435K low

\$474K high

Est. Owner Equity

\$305,900

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$745 (2025)
Assessed Value	\$425,000
Previous Assessed	\$55,826

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

68
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
Dec 11, 2023	Financing	Intrafamily Transfer			\$149K
Nov 26, 2018	Recorded document	Affidavit Of Death			
Dec 21, 2012	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	1.0 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	Absentee owner
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