

Single Family Residence **RESIDENTIAL**

7836 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$469,981 TopHap Estimate · \$310 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,515 ft²

LIVING AREA

0.15 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$470K

\$446K low

\$494K high

Est. Owner Equity

\$384,981

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$1,408 (2025)
Assessed Value	\$125,783
Previous Assessed	\$123,317

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

33
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	\$/FT ²	LOAN
Jun 1, 2004	Quitclaim	Quit Claim Transfer			
May 27, 1993	Quitclaim	Quit Claim Transfer			\$69K

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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