

Single Family Residence **RESIDENTIAL**

7840 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$370,439 TopHap Estimate · \$368 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,007 ft²

LIVING AREA

0.15 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$370K

\$354K low

\$387K high

Est. Owner Equity

\$290,597

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,449 (2025)
Assessed Value	\$122,183
Previous Assessed	\$119,789

PROPERTY FACTS

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

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	\$/FT²	LOAN
Dec 9, 2025	Financing	Intrafamily Transfer			
Mar 4, 2014	Quitclaim	Quit Claim Transfer			
Jul 2, 2004	Quitclaim	Quit Claim Transfer			\$35K
Apr 22, 1994	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	Owner occupied
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