

Single Family Residence **RESIDENTIAL**

8028 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$412,622 TopHap Estimate · \$305 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,353 ft²

LIVING AREA

0.19 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$413K

\$382K low

\$444K high

Last Sale

\$110,000 · Mar 13, 2012

Est. Owner Equity

\$368,622

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$1,669 (2025)
Assessed Value	\$140,915
Previous Assessed	\$138,153

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

42
FLOOD

36
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
Mar 7, 2012	Resale	Grant Deed	\$110,000	\$81	
Mar 7, 2012	Recorded document	Affidavit Of Death			
Sep 10, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.2 mi
Mesa Verde High School	High	9–12	0.8 mi
Sylvan Middle School	Middle	6–8	1.4 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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