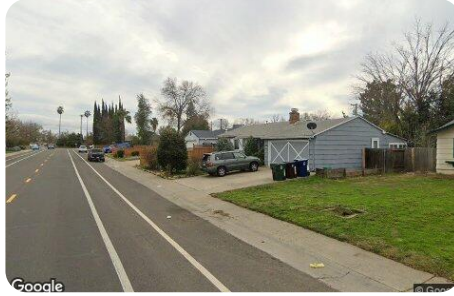


Single Family Residence **RESIDENTIAL**

2204 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$307,535 TopHap Estimate · \$283 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,085 ft²

LIVING AREA

0.19 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$308K

\$260K low

\$355K high

Last Sale

\$305,000 · Nov 5, 2025

Est. Owner Equity

\$307,535

TAX & ASSESSMENT

Property Tax	\$1,116 (2025)
Assessed Value	\$305,000
Previous Assessed	\$77,458

PROPERTY FACTS

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

CLIMATE RISK

35
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
Apr 28, 2026	Financing	Mortgage			\$135K
Apr 28, 2026	Financing	Mortgage			\$5K
Nov 4, 2025	Resale	Grant Deed	\$305,000	\$281	\$332K
Feb 9, 2005	Quitclaim	Quit Claim Transfer			
May 3, 2002	Quitclaim	Quit Claim Transfer			\$63K
Apr 18, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.4 mi
Mills Middle School	Middle	6–8	0.9 mi
Cordova High School	High	9–12	0.9 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------