

Single Family Residence **RESIDENTIAL**

2205 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$402,513 TopHap Estimate · \$430 / ft² · confidence 94 · 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

\$403K

\$377K low

\$428K high

Last Sale

\$265,000 · Oct 25, 2022

Est. Owner Equity

\$89,863

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,596 (2025)
Assessed Value	\$281,219
Previous Assessed	\$275,706

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

37
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 27, 2026	Financing	Mortgage			\$313K
Dec 13, 2023	Financing	Intrafamily Transfer			\$307K
Oct 11, 2022	Resale	Grant Deed	\$265,000	\$283	
Oct 11, 2022	Financing	Intrafamily Transfer			
Dec 2, 1996	Resale	Trustees Deed	\$60,000	\$64	\$40K
Dec 2, 1996	Quitclaim	Quit Claim Transfer			
Jun 18, 1996	Foreclosure sale	Trustees Deed	\$84,167	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.4 mi
W. E. Mitchell Middle School	Middle	6–8	0.9 mi
Cordova High School	High	9–12	1.0 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	Owner occupied
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