

Single Family Residence **RESIDENTIAL**

## 2864 RASCOMMON WAY

SACRAMENTO, CA 95827

**\$592,597** TopHap Estimate · \$321 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,845 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1972**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

### VALUATION

**\$593K**

\$570K low

\$615K high

Last Sale

**\$550,000 · Aug 20, 2021**

Est. Owner Equity

**\$70,097**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,725 (2025) |
| Assessed Value    | \$595,337      |
| Previous Assessed | \$583,664      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.32                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

25  
FLOOD

57  
WILDFIRE

51  
HEAT

42  
STORM

26  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 19, 2021 | Resale    | Grant Deed          | \$550,000 | \$298  | \$523K |
| Apr 4, 2018  | Resale    | Grant Deed          | \$385,500 | \$209  | \$308K |
| Feb 7, 2007  | Quitclaim | Quit Claim Transfer |           |        |        |
| May 29, 2002 | Resale    | Grant Deed          | \$14,500  | \$8    |        |
| Nov 13, 1998 | Resale    | Grant Deed          | \$72,500  | \$39   |        |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Cordova Gardens Academy of Arts and Sciences | Elementary | KG–5   | 2.2 mi   |
| Cordova High School                          | High       | 9–12   | 2.5 mi   |
| Mills Middle School                          | Middle     | 6–8    | 2.6 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 95827

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>23,007</b><br>POPULATION | <b>\$78K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|