

Single Family Residence **RESIDENTIAL**

2447 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$306,257 TopHap Estimate · \$336 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

911 ft²

LIVING AREA

0.15 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$306K

\$290K low

\$322K high

Last Sale

\$290,000 · Dec 8, 2022

Est. Owner Equity

\$103,257

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,028 (2025)
Assessed Value	\$307,749
Previous Assessed	\$301,716

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

35
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 21, 2022	Resale	Grant Deed	\$290,000	\$318	\$203K
Sep 21, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Jan 2, 1996	Resale	Grant Deed	\$74,500	\$82	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.3 mi
Williamson Elementary School	Elementary	KG–5	0.7 mi
Cordova High School	High	9–12	2.0 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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