

Single Family Residence **RESIDENTIAL**

2451 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$328,371 TopHap Estimate · \$345 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

951 ft²

LIVING AREA

0.2 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$328K

\$310K low

\$347K high

Last Sale

\$156,000 · Jun 6, 2023

Est. Owner Equity

\$162,315

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,329 (2025)
Assessed Value	\$181,113
Previous Assessed	\$177,563

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	55 WILDFIRE	53 HEAT	44 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2023	Non-arms-length	Grant Deed	\$156,000	\$164	\$148K
May 5, 2016	Resale	Grant Deed	\$150,000	\$158	\$147K
Jan 26, 2015	Quitclaim	Quit Claim Transfer			
Jan 26, 2015	Quitclaim	Quit Claim Transfer			
May 15, 2007	Recorded document	Grant Deed			
May 15, 2007	Quitclaim	Quit Claim Transfer			
Mar 10, 2006	Financing	Intrafamily Transfer			\$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
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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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