

Single Family Residence

RESIDENTIAL

6033 ROWAN WAY

CITRUS HEIGHTS, CA 95621

\$369,218

TopHap Estimate · \$402 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

919 ft²

LIVING AREA

0.11 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$369K

\$344K low

\$394K high

Last Sale

\$365,000 · Aug 23, 2024

Est. Owner Equity

\$10,830

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$4,346 (2025)
Assessed Value	\$372,300
Previous Assessed	\$365,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

33
FLOOD

48
WILDFIRE

55
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

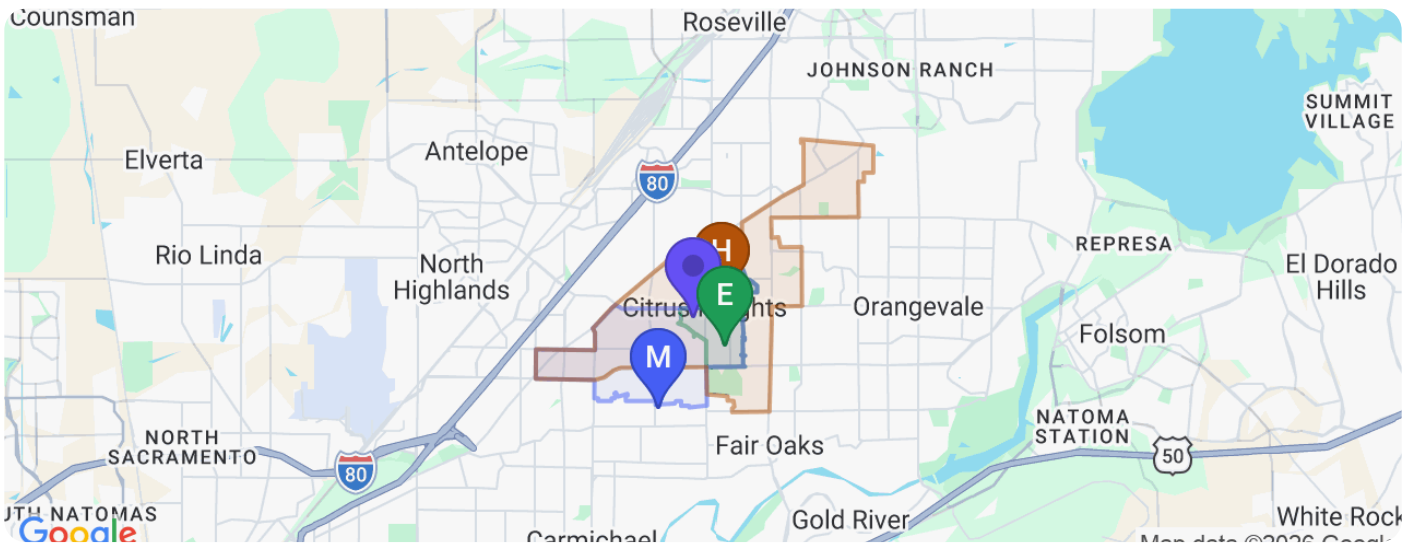
DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2024	Resale	Grant Deed	\$365,000	\$397	\$358K
Jul 26, 2019	Resale	Grant Deed	\$250,000	\$272	\$225K
Dec 18, 2015	Resale	Grant Deed	\$175,000	\$190	
Jul 27, 2010	Resale	Grant Deed	\$110,000	\$120	\$109K
Mar 30, 2009	Quitclaim	Quit Claim Transfer			
Nov 29, 1989	Quitclaim	Quit Claim Transfer			\$64K
Nov 29, 1989	Non-arms-length	Trustees Deed	\$85,000	\$92	
Sep 8, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
San Juan High School	High	9–12	0.6 mi
Skycrest Elementary School	Elementary	EE–5	0.7 mi

Will Rogers Middle School	Middle	6–8	1.6 mi
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District: San Juan 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 95621

98 CRIME INDEX	81 AIR POLLUTION	41,087 POPULATION	\$77K 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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