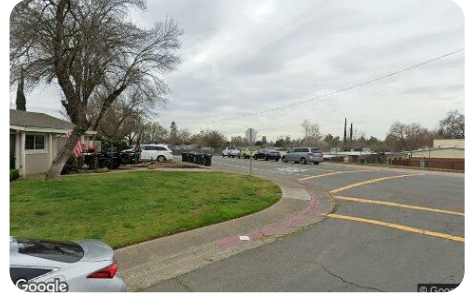


Single Family Residence **RESIDENTIAL**

7868 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$449,990 TopHap Estimate · \$521 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

864 ft²

LIVING AREA

0.18 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$450K

\$396K low

\$504K high

Last Sale

\$355,000 · Jan 15, 2021

Est. Owner Equity

\$165,990

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$4,507 (2025)
Assessed Value	\$391,945
Previous Assessed	\$384,261

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

33
FLOOD

57
WILDFIRE

56
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 14, 2021	Resale	Grant Deed	\$355,000	\$411	\$284K
Oct 2, 2020	Resale	Grant Deed	\$242,500	\$281	\$244K
Mar 21, 2011	Financing	Intrafamily Transfer			\$124K
Jan 30, 2009	Resale	Grant Deed	\$120,000	\$139	\$123K
Jun 16, 2008	Non-arms-length	Trustees Deed	\$198,790	\$230	
Aug 10, 2004	Resale	Grant Deed	\$242,000	\$280	\$242K
Aug 10, 2004	Quitclaim	Quit Claim Transfer			
May 30, 2001	Resale	Grant Deed	\$121,000	\$140	\$119K
May 30, 2001	Recorded document	Grant Deed			
Mar 1, 1999	Resale	Grant Deed	\$80,000	\$93	\$80K
Aug 27, 1998	Non-arms-length	Trustees Deed	\$86,075	\$100	

May 24, 1995	Non-arms-length	Grant Deed	\$8,000	\$9	
Aug 12, 1993	Resale	Grant Deed	\$82,000	\$95	\$81K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.1 mi
Mesa Verde High School	High	9–12	0.6 mi
Sylvan Middle School	Middle	6–8	1.2 mi

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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