

Single Family Residence **RESIDENTIAL**

# 2848 RASCOMMON WAY

SACRAMENTO, CA 95827

**\$553,441** TopHap Estimate · \$300 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,845 ft²**

LIVING AREA

**0.14 ac**

LOT SIZE

**1972**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$553K**

\$526K low

\$581K high

Last Sale

**\$225,000 · Oct 31, 2008**

Est. Owner Equity

**\$386,441**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,887 (2025) |
| Assessed Value    | \$295,523      |
| Previous Assessed | \$289,729      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**10**  
FLOOD

**70**  
WILDFIRE

**51**  
HEAT

**42**  
STORM

**26**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Oct 28, 2008 | Resale          | Grant Deed          | \$225,000 | \$122              | \$180K |
| May 13, 2008 | Non-arms-length | Trustees Deed       | \$270,007 | \$146              |        |
| Nov 15, 2005 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| May 19, 2005 | Resale          | Grant Deed          | \$30,000  | \$16               |        |
| Nov 2, 2004  | Quitclaim       | Quit Claim Transfer |           |                    | \$32K  |
| Oct 31, 2002 | Resale          | Grant Deed          | \$230,000 | \$125              | \$184K |
| Jun 10, 2002 | Quitclaim       | Quit Claim Transfer |           |                    | \$134K |
| Jun 29, 1999 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| May 28, 1999 | Quitclaim       | Quit Claim Transfer |           |                    | \$116K |
| Sep 4, 1998  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Jun 5, 1998  | Quitclaim       | Quit Claim Transfer |           |                    |        |

|              |        |            |           |      |        |
|--------------|--------|------------|-----------|------|--------|
| Jan 20, 1998 | Resale | Grant Deed | \$130,000 | \$70 | \$104K |
|--------------|--------|------------|-----------|------|--------|

## 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

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

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

## OWNERSHIP

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