

Single Family Residence **RESIDENTIAL**

7860 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$459,737 TopHap Estimate · \$358 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,284 ft²

LIVING AREA

0.19 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$460K

\$436K low

\$484K high

Last Sale

\$100,500 · Apr 7, 2015

Est. Owner Equity

\$324,237

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,368 (2025)
Assessed Value	\$208,162
Previous Assessed	\$204,081

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
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
Jun 24, 2026	Financing	Mortgage			\$90K
Sep 10, 2020	Quitclaim	Quit Claim Transfer			
Jun 29, 2020	Quitclaim	Quit Claim Transfer			
Feb 23, 2015	Non-arms-length	Intrafamily Transfer	\$100,500	\$78	\$26K
Jan 21, 2005	Quitclaim	Quit Claim Transfer			
Jan 21, 2005	Quitclaim	Quit Claim Transfer			
Jan 21, 2005	Quitclaim	Quit Claim Transfer			
Jan 26, 2000	Recorded document	Grant Deed			
Dec 8, 1999	Resale	Trustees Deed	\$105,000	\$82	\$94K
Dec 8, 1999	Quitclaim	Quit Claim Transfer			
Mar 22, 1991	Resale	Grant Deed	\$105,000	\$82	\$90K

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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