

Single Family Residence **RESIDENTIAL**

7856 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$389,367 TopHap Estimate · \$387 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,007 ft²

LIVING AREA

0.19 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$389K

\$374K low

\$405K high

Est. Owner Equity

\$277,867

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$1,634 (2025)
Assessed Value	\$145,125
Previous Assessed	\$142,280

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	Yes

CLIMATE RISK

33
FLOOD

61
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
Nov 4, 2013	Quitclaim	Quit Claim Transfer			
Sep 10, 2010	Quitclaim	Quit Claim Transfer			
Oct 18, 2004	Quitclaim	Quit Claim Transfer			\$125K

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	1.1 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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