

Single Family Residence **RESIDENTIAL**

7848 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$301,238 TopHap Estimate · \$248 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,215 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

Pre-foreclosure (NTS)

Auction scheduled for Feb 17, 2026.

VALUATION

\$301K

\$289K low

\$313K high

Last Sale	\$353,500 · Jul 17, 2026
Est. Owner Equity	\$18,580

TAX & ASSESSMENT

Property Tax	\$6,144 (2025)
Assessed Value	\$491,640
Previous Assessed	\$482,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

33 FLOOD	61 WILDFIRE	56 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2026	Resale	Grant Deed	\$353,500	\$291	\$283K
Apr 14, 2026	Resale	Trustees Deed	\$300,200	\$247	
Apr 14, 2026	Non-arms-length	Trustees Deed	\$300,200	\$247	
Apr 7, 2026	Non-arms-length	Trustees Deed	\$300,200	\$247	
Apr 7, 2026	Resale	Trustees Deed	\$300,200	\$247	
Aug 16, 2024	Financing	Grant Deed			
Apr 25, 2022	Resale	Grant Deed	\$451,000	\$371	\$443K
Jun 22, 2017	Resale	Grant Deed	\$245,000	\$202	\$110K
Sep 17, 2015	Resale	Grant Deed	\$194,000	\$160	\$194K
Aug 13, 2013	Resale	Grant Deed	\$170,000	\$140	\$120K

Jul 2, 2013 Recorded document Affidavit Of Death

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE-5	0.1 mi
Mesa Verde High School	High	9-12	0.5 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**