

Single Family Residence **RESIDENTIAL**

7844 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$387,517 TopHap Estimate · \$385 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,007 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$388K

\$360K low

\$415K high

Last Sale

\$73,500 · Jan 18, 1995

Est. Owner Equity

\$314,956

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$1,410 (2025)
Assessed Value	\$125,884
Previous Assessed	\$123,416

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

33
FLOOD

37
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 18, 1995	Resale	Grant Deed	\$73,500	\$73	\$73K
May 9, 1990	Resale	Grant Deed	\$105,000	\$104	
Nov 3, 1988	Resale	Grant Deed	\$77,000	\$76	\$69K

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
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