

Single Family Residence **RESIDENTIAL**

7845 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$344,748 TopHap Estimate · \$367 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

940 ft²

LIVING AREA

0.2 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$345K

\$334K low

\$356K high

Last Sale

\$84,000 · Jan 3, 2000

Est. Owner Equity

\$0

Loan-to-Value

136%

TAX & ASSESSMENT

Property Tax	\$1,560 (2025)
Assessed Value	\$131,661
Previous Assessed	\$129,080

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10
FLOOD

43
WILDFIRE

56
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2021	Financing	Intrafamily Transfer			\$37K
Sep 28, 2018	Quitclaim	Quit Claim Transfer			\$35K
Mar 24, 2015	Financing	Intrafamily Transfer			\$190K
Sep 6, 2005	Quitclaim	Quit Claim Transfer			\$228K
Jan 3, 2000	Resale	Grant Deed	\$84,000	\$89	\$87K
Oct 22, 1999	Recorded document	Grant Deed			
Sep 7, 1999	Non-arms-length	Trustees Deed	\$86,780	\$92	
May 17, 1996	Resale	Grant Deed	\$71,000	\$76	\$71K
Feb 2, 1996	Resale	Grant Deed	\$60,500	\$64	\$55K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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