

Single Family Residence **RESIDENTIAL**

2313 ROSADO WAY

RANCHO CORDOVA, CA 95670

\$451,720 TopHap Estimate · \$226 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,003 ft²

LIVING AREA

0.15 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$452K

\$437K low

\$466K high

Last Sale

\$240,000 · Aug 4, 2015

Est. Owner Equity

\$122,220

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$3,796 (2025)
Assessed Value	\$289,783
Previous Assessed	\$284,102

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

36
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2015	Resale	Grant Deed	\$240,000	\$120	\$236K
May 4, 2009	Resale	Grant Deed	\$207,500	\$104	\$198K
Jan 2, 2009	Non-arms-length	Trustees Deed	\$134,100	\$67	
Jan 5, 2007	Quitclaim	Quit Claim Transfer			
Jan 5, 2007	Quitclaim	Quit Claim Transfer			\$332K
Apr 15, 2005	Quitclaim	Quit Claim Transfer			\$292K
Apr 13, 2004	Resale	Grant Deed	\$282,000	\$141	\$226K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Williamson Elementary School	Elementary	KG–5	0.2 mi
W. E. Mitchell Middle School	Middle	6–8	0.3 mi
Cordova High School	High	9–12	1.5 mi

District: Folsom-Cordova 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 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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