

Single Family Residence **RESIDENTIAL**

2305 ROSADO WAY

RANCHO CORDOVA, CA 95670

\$419,782 TopHap Estimate · \$227 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,852 ft²

LIVING AREA

0.17 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$420K

\$404K low

\$435K high

Last Sale

\$144,000 · Jun 30, 2011

Est. Owner Equity

\$58,382

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,504 (2025)
Assessed Value	\$188,167
Previous Assessed	\$184,478

PROPERTY FACTS

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

CLIMATE RISK

10 FLOOD	36 WILDFIRE	53 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2011	Resale	Grant Deed	\$144,000	\$78	\$140K
Apr 1, 2011	Non-arms-length	Trustees Deed	\$123,585	\$67	
Apr 17, 2000	Quitclaim	Quit Claim Transfer			\$60K
Jun 15, 1999	Quitclaim	Quit Claim Transfer			
Jun 15, 1999	Resale	Trustees Deed	\$142,000	\$77	\$107K
Jan 19, 1996	Non-arms-length	Trustees Deed	\$9,000	\$5	
Jan 19, 1996	Quitclaim	Quit Claim Transfer			
Nov 30, 1988	Resale	Grant Deed	\$70,000	\$38	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Williamson Elementary School	Elementary	KG–5	0.1 mi
W. E. Mitchell Middle School	Middle	6–8	0.3 mi

Cordova High School	High	9–12	1.5 mi
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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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