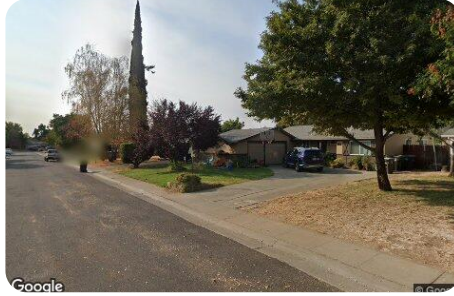
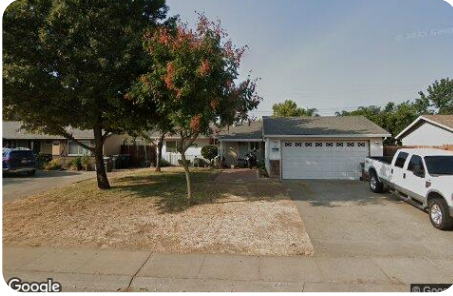


Single Family Residence **RESIDENTIAL**

2312 ROSADO WAY

RANCHO CORDOVA, CA 95670

\$377,219 TopHap Estimate · \$343 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,101 ft²

LIVING AREA

0.15 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$377K

\$361K low

\$393K high

Last Sale

\$110,000 · Mar 28, 2013

Est. Owner Equity

\$270,519

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$1,777 (2025)
Assessed Value	\$138,154
Previous Assessed	\$135,446

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	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	\$/FT ²	LOAN
Mar 26, 2013	Resale	Grant Deed	\$110,000	\$100	\$107K
Oct 15, 2010	Quitclaim	Quit Claim Transfer			
Mar 2, 2008	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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