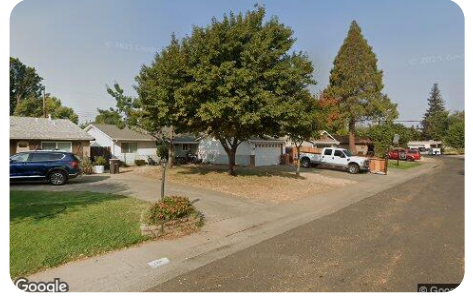


Single Family Residence **RESIDENTIAL**

## 2316 ROSADO WAY

RANCHO CORDOVA, CA 95670

**\$391,831** TopHap Estimate · \$337 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,164 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$392K**

\$373K low

\$411K high

Last Sale

**\$165,000 · Jun 15, 2009**

Est. Owner Equity

**\$241,331**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,867 (2025) |
| Assessed Value    | \$216,711      |
| Previous Assessed | \$212,463      |

## 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<br>FLOOD | 36<br>WILDFIRE | 53<br>HEAT | 43<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|------------------------------------|-----------|--------------------|--------|
| Aug 28, 2014 | Financing         | Intrafamily Transfer               |           |                    | \$151K |
| Jun 11, 2009 | Resale            | Grant Deed                         | \$165,000 | \$142              | \$162K |
| Jun 12, 2009 | Recorded document | Affidavit Of Death                 |           |                    |        |
| Mar 19, 2009 | Recorded document | Affidavit Of Death                 |           |                    |        |
| Mar 5, 2005  | Financing         | Affidavit Of Death Of Joint Tenant |           |                    |        |
| Mar 3, 2003  | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>56,631</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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