

Single Family Residence **RESIDENTIAL**

2320 ROSADO WAY

RANCHO CORDOVA, CA 95670

\$491,919 TopHap Estimate · \$423 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,164 ft²

LIVING AREA

0.15 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$492K

\$453K low

\$531K high

Last Sale

\$485,000 · Jan 3, 2025

Est. Owner Equity

\$21,469

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,401 (2025)
Assessed Value	\$494,700
Previous Assessed	\$485,000

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
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
Dec 30, 2024	Resale	Grant Deed	\$485,000	\$417	\$470K
Feb 3, 2022	Financing	Intrafamily Transfer			\$473K
Feb 3, 2022	Financing	Intrafamily Transfer			
Nov 30, 2021	Resale	Grant Deed	\$360,000	\$309	
Sep 8, 2021	Resale	Grant Deed	\$353,500	\$304	
Apr 27, 2018	Quitclaim	Quit Claim Transfer			
Nov 20, 2017	Recorded document	Affidavit Of Death			

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
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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	Owner occupied
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