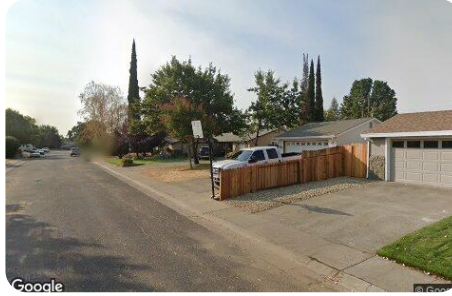


Single Family Residence **RESIDENTIAL**

2308 ROSADO WAY

RANCHO CORDOVA, CA 95670

\$455,638 TopHap Estimate · \$367 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,242 ft²
LIVING AREA

0.14 ac
LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$456K

\$435K low

\$476K high

Last Sale

\$479,000 · Sep 16, 2022

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$7,344 (2025)
Assessed Value	\$508,317
Previous Assessed	\$498,351

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
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
Sep 14, 2022	Resale	Grant Deed	\$479,000	\$386	\$479K
Feb 2, 2022	Financing	Affidavit Of Death Of Joint Tenant			\$345K
Aug 13, 1993	Non-arms-length	Trustees Deed	\$15,000	\$12	
Aug 13, 1993	Recorded document	Trustees Deed			
Jul 28, 1993	Non-arms-length	Grant Deed	\$42,000	\$34	
Feb 26, 1992	Non-arms-length	Grant Deed	\$14,500	\$12	

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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