

Single Family Residence **RESIDENTIAL**

2240 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$521,474 TopHap Estimate · \$190 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,741 ft²

LIVING AREA

0.31 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$521K

\$496K low

\$547K high

Last Sale

\$350,000 · Apr 13, 2017

Est. Owner Equity

\$509,224

Loan-to-Value

2%

TAX & ASSESSMENT

Property Tax	\$5,290 (2025)
Assessed Value	\$414,319
Previous Assessed	\$406,196

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.31
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

63
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2018	Quitclaim	Quit Claim Transfer			
Apr 5, 2017	Resale	Grant Deed	\$350,000	\$128	\$12K
Jan 15, 2016	Resale	Grant Deed	\$270,000	\$99	\$243K
Feb 13, 2015	Recorded document	Affidavit Of Death			
Feb 13, 2015	Quitclaim	Quit Claim Transfer			
Feb 13, 2015	Recorded document	Affidavit Of Death			
Feb 1, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.5 mi
Mills Middle School	Middle	6–8	0.9 mi

Cordova High School	High	9–12	1.0 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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