

Single Family Residence **RESIDENTIAL**

# 10425 ROCKINGHAM DR

RANCHO CORDOVA, CA 95670

**\$436,981** TopHap Estimate · \$282 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,552 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$437K**

\$425K low

\$449K high

Last Sale

**\$85,000 · Nov 3, 1999**

Est. Owner Equity

**\$352,694**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,820 (2025) |
| Assessed Value    | \$133,226      |
| Previous Assessed | \$130,615      |

## 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                 |
| Pool          | No                      |

## CLIMATE RISK

**10**  
FLOOD

**41**  
WILDFIRE

**52**  
HEAT

**42**  
STORM

**26**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|---------------------|-----------------|---------------|----------|--------------------|-------|
| <b>Nov 3, 1999</b>  | Resale          | Grant Deed    | \$85,000 | \$55               | \$84K |
| <b>Jan 13, 1999</b> | Non-arms-length | Trustees Deed | \$75,000 | \$48               |       |
| <b>Mar 25, 1993</b> | Resale          | Grant Deed    | \$87,000 | \$56               | \$78K |
| <b>Dec 29, 1992</b> | Resale          | Trustees Deed | \$25,000 | \$16               | \$25K |
| <b>Apr 22, 1991</b> | Financing       | Grant Deed    |          |                    | \$22K |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Cordova Villa Elementary School</b> | Elementary | KG–5   | 0.3 mi   |
| <b>Mills Middle School</b>             | Middle     | 6–8    | 1.6 mi   |
| <b>Cordova High School</b>             | High       | 9–12   | 1.7 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

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

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

OWNERSHIP

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