

Single Family Residence **RESIDENTIAL**

2418 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$301,974 TopHap Estimate · \$331 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

911 ft²
LIVING AREA

2,821 ft²
LOT SIZE

1979
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$302K

\$287K low

\$317K high

Last Sale

\$134,000 · May 29, 2015

Est. Owner Equity

\$121,914

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,718 (2025)
Assessed Value	\$164,259
Previous Assessed	\$161,039

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

53
FLOOD

35
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 26, 2015	Resale	Grant Deed	\$134,000	\$147	\$126K
Feb 26, 2003	Quitclaim	Quit Claim Transfer			
Mar 21, 1997	Resale	Grant Deed	\$59,500	\$65	\$60K
Aug 27, 1996	Recorded document	Grant Deed			
Aug 5, 1996	Non-arms-length	Trustees Deed	\$87,375	\$96	
Jul 5, 1989	Resale	Grant Deed	\$66,000	\$72	\$63K
Sep 13, 1988	Resale	Grant Deed	\$45,000	\$49	
May 4, 1988	Resale	Grant Deed	\$45,000	\$49	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.2 mi
Williamson Elementary School	Elementary	KG–5	0.6 mi
Cordova High School	High	9–12	1.9 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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