

Single Family Residence **RESIDENTIAL**

## 2804 RASCOMMON WAY

SACRAMENTO, CA 95827

**\$424,316** TopHap Estimate · \$290 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,465 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1972**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$424K**

\$405K low

\$444K high

Est. Owner Equity

**\$424,316**

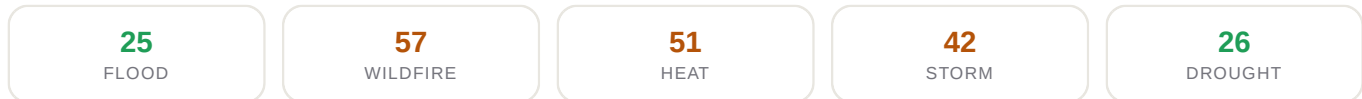
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,104 (2025) |
| Assessed Value    | \$83,394       |
| Previous Assessed | \$81,760       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Cordova Gardens Academy of Arts and Sciences | Elementary | KG–5   | 2.1 mi   |
| Cordova High School                          | High       | 9–12   | 2.4 mi   |
| Mills Middle School                          | Middle     | 6–8    | 2.5 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 95827

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>23,007</b><br>POPULATION | <b>\$78K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|