

Single Family Residence **RESIDENTIAL**

7948 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$428,557 TopHap Estimate · \$407 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,052 ft²

LIVING AREA

0.21 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$429K

\$402K low

\$455K high

Last Sale

\$335,000 · Apr 26, 2018

Est. Owner Equity

\$63,557

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,470 (2025)
Assessed Value	\$388,790
Previous Assessed	\$381,167

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

51
FLOOD

36
WILDFIRE

56
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 18, 2021	Financing	Intrafamily Transfer			
Aug 24, 2021	Financing	Intrafamily Transfer			\$325K
Mar 10, 2020	Quitclaim	Quit Claim Transfer			
Feb 25, 2020	Quitclaim	Quit Claim Transfer			\$273K
Aug 21, 2018	Quitclaim	Quit Claim Transfer			
Apr 13, 2018	Quitclaim	Quit Claim Transfer			
Apr 24, 2018	Resale	Grant Deed	\$335,000	\$318	\$268K
Apr 26, 2005	Resale	Grant Deed	\$315,000	\$299	\$252K
Mar 26, 2003	Quitclaim	Quit Claim Transfer			\$159K
Mar 5, 1998	Resale	Grant Deed	\$95,000	\$90	\$94K

Feb 16, 1996 Financing Grant Deed \$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.1 mi
Mesa Verde High School	High	9–12	0.7 mi
Sylvan Middle School	Middle	6–8	1.3 mi

District: San Juan 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 95621

98 CRIME INDEX	81 AIR POLLUTION	41,087 POPULATION	\$77K 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