

Single Family Residence **RESIDENTIAL**

2041 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$448,653 TopHap Estimate · \$414 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,085 ft²

LIVING AREA

0.16 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$449K

\$425K low

\$472K high

Last Sale

\$430,000 · Apr 26, 2024

Est. Owner Equity

\$148,653

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,708 (2025)
Assessed Value	\$447,372
Previous Assessed	\$438,600

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

72
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
Apr 21, 2024	Resale	Grant Deed	\$430,000	\$396	\$300K
Jun 15, 2018	Resale	Grant Deed	\$300,000	\$276	\$244K
Apr 24, 2018	Quitclaim	Quit Claim Transfer			
Apr 24, 2018	Quitclaim	Quit Claim Transfer			\$230K
Aug 14, 2017	Quitclaim	Quit Claim Transfer			\$229K
Aug 14, 2017	Quitclaim	Quit Claim Transfer			
Aug 19, 2016	Financing	Intrafamily Transfer			\$201K
Feb 29, 2016	Quitclaim	Quit Claim Transfer			
Nov 5, 2014	Resale	Grant Deed	\$210,000	\$194	\$200K
Dec 2, 2008	Resale	Grant Deed	\$189,000	\$174	\$149K
Jan 10, 2003	Financing	Grant Deed			\$73K

Apr 3, 2000	Quitclaim	Quit Claim Transfer			
Feb 16, 1999	Quitclaim	Quit Claim Transfer			
Nov 19, 1998	Financing	Grant Deed			\$71K
Mar 5, 1998	Resale	Grant Deed	\$75,000	\$69	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.5 mi
W. E. Mitchell Middle School	Middle	6–8	1.0 mi
Cordova High School	High	9–12	1.1 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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