

Single Family Residence **RESIDENTIAL**

2229 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$515,186 TopHap Estimate · \$360 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,432 ft²

LIVING AREA

0.17 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$515K

\$486K low

\$545K high

Last Sale

\$420,000 · Apr 22, 2022

Est. Owner Equity

\$79,847

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,891 (2025)
Assessed Value	\$454,619
Previous Assessed	\$445,706

PROPERTY FACTS

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

CLIMATE RISK

37
FLOOD

65
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
Mar 23, 2022	Resale	Grant Deed	\$420,000	\$293	\$412K
Aug 16, 2021	Resale	Grant Deed	\$441,500	\$308	
Sep 13, 2011	Resale	Grant Deed	\$112,000	\$78	\$109K
Sep 23, 2011	Quitclaim	Quit Claim Transfer			
Jul 15, 2010	Resale	Grant Deed	\$98,000	\$68	
Jan 4, 2010	Non-arms-length	Trustees Deed	\$87,600	\$61	
May 23, 2005	Resale	Grant Deed	\$275,000	\$192	\$193K
May 26, 2005	Quitclaim	Quit Claim Transfer			
May 30, 2003	Resale	Grant Deed	\$180,000	\$126	\$144K
Feb 22, 1999	Quitclaim	Quit Claim Transfer			\$60K
Oct 8, 1998	Quitclaim	Quit Claim Transfer			

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	0.9 mi
Cordova High School	High	9–12	1.0 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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