

Single Family Residence **RESIDENTIAL**

8031 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$477,293 TopHap Estimate · \$250 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,908 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$477K

\$451K low

\$504K high

Last Sale

\$352,000 · Jun 13, 2018

Est. Owner Equity

\$195,693

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$4,783 (2025)
Assessed Value	\$408,520
Previous Assessed	\$400,511

PROPERTY FACTS

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

CLIMATE RISK

27
FLOOD

35
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
Jun 8, 2018	Resale	Grant Deed	\$352,000	\$184	\$282K
Jun 5, 2015	Resale	Grant Deed	\$252,000	\$132	\$247K
Mar 9, 2007	Resale	Grant Deed	\$280,000	\$147	\$224K
Jun 25, 2003	Quitclaim	Quit Claim Transfer			\$140K
Jul 29, 1997	Resale	Grant Deed	\$78,500	\$41	\$81K
Mar 28, 1997	Non-arms-length	Trustees Deed	\$73,000	\$38	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.2 mi
Mesa Verde High School	High	9–12	0.8 mi

Sylvan Middle School	Middle	6–8	1.4 mi
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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
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