

Single Family Residence **RESIDENTIAL**

2325 ROSADO WAY

RANCHO CORDOVA, CA 95670

\$418,697 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,206 ft²

LIVING AREA

0.15 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$419K

\$402K low

\$435K high

Last Sale

\$410,000 · Jan 31, 2022

Est. Owner Equity

\$1,774

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$5,754 (2025)
Assessed Value	\$443,794
Previous Assessed	\$435,093

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

40
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 28, 2022	Resale	Grant Deed	\$410,000	\$340	\$403K
Mar 13, 2018	Quitclaim	Quit Claim Transfer			
Jun 20, 2017	Quitclaim	Quit Claim Transfer			
Jun 19, 2017	Resale	Grant Deed	\$280,000	\$232	\$286K
May 28, 2008	Resale	Grant Deed	\$155,000	\$129	\$124K
Jul 2, 2008	Recorded document	Grant Deed			
Nov 1, 2007	Non-arms-length	Trustees Deed	\$227,250	\$188	
Aug 11, 2005	Quitclaim	Quit Claim Transfer			
Aug 4, 2005	Resale	Grant Deed	\$320,000	\$265	\$256K
Jul 28, 2004	Resale	Grant Deed	\$271,000	\$225	\$217K

Dec 22, 1997	Non-arms-length	Grant Deed	\$1,000	\$1	
Nov 14, 1997	Resale	Grant Deed	\$75,000	\$62	\$75K
Aug 22, 1994	Foreclosure sale	Trustees Deed	\$22,809	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Williamson Elementary School	Elementary	KG–5	0.2 mi
W. E. Mitchell Middle School	Middle	6–8	0.3 mi
Cordova High School	High	9–12	1.5 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 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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