

Single Family Residence **RESIDENTIAL**

2048 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$380,188 TopHap Estimate · \$351 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,083 ft²

LIVING AREA

0.18 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$380K

\$373K low

\$388K high

Last Sale

\$89,500 · Apr 5, 1995

Est. Owner Equity

\$380,188

TAX & ASSESSMENT

Property Tax	\$1,961 (2025)
Assessed Value	\$152,624
Previous Assessed	\$149,632

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

37
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
Jun 20, 2013	Recorded document	Affidavit Of Death			
Apr 5, 1995	Resale	Grant Deed	\$89,500	\$83	\$91K
Dec 23, 1994	Recorded document	Grant Deed			
Aug 9, 1994	Non-arms-length	Trustees Deed	\$86,843	\$80	
Oct 19, 1990	Resale	Trustees Deed	\$14,500	\$13	
Oct 19, 1990	Non-arms-length	Trustees Deed	\$14,500	\$13	
Feb 13, 1990	Non-arms-length	Grant Deed	\$6,500	\$6	
Oct 21, 1988	Resale	Grant Deed	\$79,000	\$73	\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.5 mi
Mills Middle School	Middle	6–8	1.0 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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