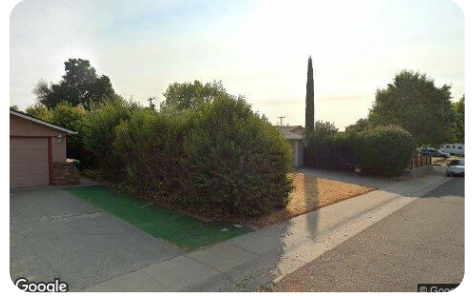


Single Family Residence **RESIDENTIAL**

2317 ROSADO WAY

RANCHO CORDOVA, CA 95670

\$395,927 TopHap Estimate · \$340 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,164 ft²

LIVING AREA

0.15 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$396K

\$382K low

\$410K high

Last Sale

\$202,000 · Aug 19, 2014

Est. Owner Equity

\$188,998

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,260 (2025)
Assessed Value	\$247,621
Previous Assessed	\$242,767

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	36 WILDFIRE	53 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2014	Resale	Grant Deed	\$202,000	\$174	\$206K
Jan 25, 2008	Resale	Grant Deed	\$195,000	\$168	\$156K
Feb 28, 2002	Quitclaim	Quit Claim Transfer			\$26K
Aug 11, 1999	Resale	Grant Deed	\$93,000	\$80	\$93K
Jun 15, 1990	Resale	Grant Deed	\$121,000	\$104	\$97K

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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