

Single Family Residence **RESIDENTIAL**

2428 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$321,248 TopHap Estimate · \$318 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,011 ft²

LIVING AREA

3,321 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$321K

\$292K low

\$350K high

Last Sale

\$310,000 · Sep 6, 2024

Est. Owner Equity

\$150,748

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,388 (2025)
Assessed Value	\$316,200
Previous Assessed	\$310,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.08
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

48 FLOOD	35 WILDFIRE	53 HEAT	44 STORM	26 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 4, 2024	Resale	Grant Deed	\$310,000	\$307	\$171K
Sep 3, 2024	Financing	Intrafamily Transfer			\$171K
Oct 27, 2023	Financing	Intrafamily Transfer			
Jul 31, 2023	Financing	Intrafamily Transfer			
Aug 8, 2001	Resale	Grant Deed	\$100,500	\$99	\$95K
Sep 28, 1989	Non-arms-length	Trustees Deed	\$18,500	\$18	
Sep 28, 1989	Non-arms-length	Trustees Deed	\$18,500	\$18	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.2 mi
Williamson Elementary School	Elementary	KG–5	0.6 mi

Cordova High School	High	9–12	1.9 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------