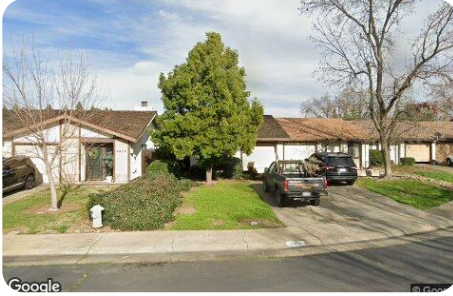


Single Family Residence **RESIDENTIAL**

2439 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$296,565 TopHap Estimate · \$312 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

951 ft²

LIVING AREA

2,813 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$297K

\$286K low

\$307K high

Est. Owner Equity

\$225,465

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$1,614 (2025)
Assessed Value	\$117,763
Previous Assessed	\$115,455

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.07
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
Jan 19, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.3 mi
Williamson Elementary School	Elementary	KG–5	0.6 mi
Cordova High School	High	9–12	2.0 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	Absentee owner
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