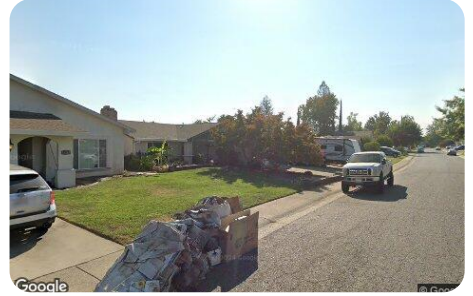


Single Family Residence **RESIDENTIAL**

2805 RASCOMMON WAY

SACRAMENTO, CA 95827

\$550,290 TopHap Estimate · \$298 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,845 ft²

LIVING AREA

0.14 ac

LOT SIZE

1972

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$550K

\$532K low

\$569K high

Last Sale

\$275,000 · Jan 29, 2015

Est. Owner Equity

\$289,040

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,415 (2025)
Assessed Value	\$337,109
Previous Assessed	\$330,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

57
WILDFIRE

51
HEAT

42
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2015	Resale	Grant Deed	\$275,000	\$149	\$261K
May 5, 2011	Quitclaim	Quit Claim Transfer			
Feb 24, 2010	Quitclaim	Quit Claim Transfer			
Jan 21, 2004	Quitclaim	Quit Claim Transfer			
Jan 14, 2002	Quitclaim	Quit Claim Transfer			\$156K
May 12, 1994	Quitclaim	Quit Claim Transfer			
May 12, 1994	Non-arms-length	Trustees Deed	\$128,000	\$69	
Dec 16, 1993	Non-arms-length	Trustees Deed	\$99,000	\$54	
Jul 12, 1990	Resale	Grant Deed	\$134,000	\$73	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cordova Gardens Academy of Arts and Sciences	Elementary	KG–5	2.1 mi
Cordova High School	High	9–12	2.4 mi
Mills Middle School	Middle	6–8	2.5 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 95827

107 CRIME INDEX	90 AIR POLLUTION	23,007 POPULATION	\$78K 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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