

Single Family Residence **RESIDENTIAL**

8023 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$380,581 TopHap Estimate · \$330 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,152 ft²

LIVING AREA

0.14 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$381K

\$355K low

\$407K high

Last Sale

\$365,000 · Aug 26, 2022

Est. Owner Equity

\$52,081

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$4,521 (2025)
Assessed Value	\$387,340
Previous Assessed	\$379,746

PROPERTY FACTS

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

CLIMATE RISK

27
FLOOD

36
WILDFIRE

56
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 18, 2022	Resale	Grant Deed	\$365,000	\$317	\$329K
Jan 5, 2017	Recorded document	Affidavit Of Death			
Mar 13, 2007	Quitclaim	Quit Claim Transfer			
May 3, 2005	Quitclaim	Quit Claim Transfer			
Mar 28, 2003	Resale	Grant Deed	\$197,500	\$171	
Jul 31, 1992	Resale	Grant Deed	\$115,000	\$100	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.2 mi
Mesa Verde High School	High	9–12	0.8 mi

Sylvan Middle School	Middle	6–8	1.4 mi
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District: San Juan 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 95621

98 CRIME INDEX	81 AIR POLLUTION	41,087 POPULATION	\$77K 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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