

Single Family Residence **RESIDENTIAL**

2445 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$331,857 TopHap Estimate · \$328 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,011 ft²
LIVING AREA

0.13 ac
LOT SIZE

1979
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$332K

\$315K low

\$349K high

Last Sale

\$260,000 · Dec 13, 2019

Est. Owner Equity

\$83,558

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$3,803 (2025)
Assessed Value	\$290,030
Previous Assessed	\$284,344

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
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
Dec 4, 2019	Resale	Grant Deed	\$260,000	\$257	\$251K
Jun 30, 2004	Resale	Grant Deed	\$220,000	\$218	\$176K
Aug 6, 1999	Resale	Grant Deed	\$68,000	\$67	\$67K
Jun 28, 1988	Resale	Grant Deed	\$65,500	\$65	\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.3 mi
Williamson Elementary School	Elementary	KG–5	0.7 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	Owner occupied
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