

Single Family Residence **RESIDENTIAL**

2448 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$360,858 TopHap Estimate · \$396 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

911 ft²

LIVING AREA

0.34 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$361K

\$320K low

\$402K high

Last Sale

\$355,000 · Aug 22, 2025

Est. Owner Equity

\$112,428

Loan-to-Value

69%

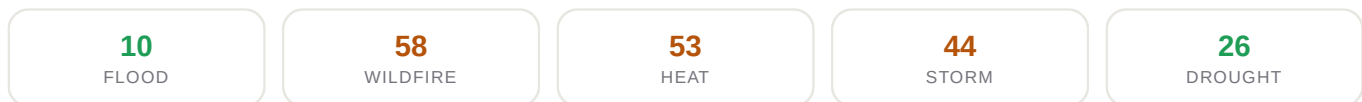
TAX & ASSESSMENT

Property Tax	\$5,236 (2025)
Assessed Value	\$354,900
Previous Assessed	\$343,332

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.34
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 20, 2025	Resale	Grant Deed	\$355,000	\$390	\$248K
Nov 10, 2022	Resale	Grant Deed	\$330,000	\$362	\$330K
Jun 7, 2021	Financing	Intrafamily Transfer			\$138K
Feb 8, 2012	Resale	Grant Deed	\$82,000	\$90	\$62K
Aug 9, 2004	Resale	Grant Deed	\$220,000	\$241	\$176K
Apr 14, 1997	Quitclaim	Quit Claim 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	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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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