

Single Family Residence **RESIDENTIAL**

2449 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$320,694 TopHap Estimate · \$337 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

951 ft²
LIVING AREA

0.17 ac
LOT SIZE

1979
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$321K

\$306K low

\$336K high

Last Sale

\$143,000 · Jun 8, 2015

Est. Owner Equity

\$143,694

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,344 (2025)
Assessed Value	\$175,291
Previous Assessed	\$171,855

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
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
Jan 14, 2022	Financing	Intrafamily Transfer			
Jun 3, 2015	Resale	Grant Deed	\$143,000	\$150	\$138K
Oct 5, 2005	Resale	Grant Deed	\$250,000	\$263	\$198K
Sep 22, 2003	Quitclaim	Quit Claim Transfer			\$135K
Sep 21, 2001	Resale	Grant Deed	\$97,500	\$103	\$97K
Jul 31, 1996	Resale	Grant Deed	\$61,500	\$65	\$61K

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	Absentee owner
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