

Single Family Residence **RESIDENTIAL**

2025 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$504,437 TopHap Estimate · \$262 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,926 ft²

LIVING AREA

0.16 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$504K

\$495K low

\$514K high

Last Sale

\$347,500 · Aug 1, 2017

Est. Owner Equity

\$179,913

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,650 (2025)
Assessed Value	\$435,711
Previous Assessed	\$427,169

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

72
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 5, 2023	Financing	Intrafamily Transfer			
Jul 28, 2017	Resale	Grant Deed	\$347,500	\$180	\$335K
Sep 23, 2015	Resale	Grant Deed	\$300,000	\$156	\$310K
Sep 23, 2015	Quitclaim	Quit Claim Transfer			
Dec 31, 2014	Resale	Grant Deed	\$143,000	\$74	
Oct 13, 2004	Resale	Grant Deed	\$250,000	\$130	\$200K
May 29, 2001	Resale	Grant Deed	\$125,000	\$65	\$88K
Apr 16, 2001	Non-arms-length	Grant Deed	\$62,500	\$32	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.5 mi
W. E. Mitchell Middle School	Middle	6–8	1.0 mi
Cordova High School	High	9–12	1.1 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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