

Single Family Residence **RESIDENTIAL**

2852 RASCOMMON WAY

SACRAMENTO, CA 95827

\$431,134 TopHap Estimate · \$294 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,465 ft²

LIVING AREA

0.14 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$431K

\$399K low

\$464K high

Last Sale

\$430,000 · Jan 5, 2026

Est. Owner Equity

\$44,134

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$3,493 (2025)
Assessed Value	\$272,705
Previous Assessed	\$267,359

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

57
WILDFIRE

51
HEAT

42
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2025	Resale	Grant Deed	\$430,000	\$294	\$387K
Dec 27, 2004	Non-arms-length	Grant Deed	\$10,000	\$7	
Aug 23, 2004	Recorded document	Grant Deed			
Dec 13, 1990	Quitclaim	Quit Claim Transfer			\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cordova Gardens Academy of Arts and Sciences	Elementary	KG–5	2.2 mi
Cordova High School	High	9–12	2.5 mi
Mills Middle School	Middle	6–8	2.6 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 95827

107 CRIME INDEX	90 AIR POLLUTION	23,007 POPULATION	\$78K 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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