

Single Family Residence **RESIDENTIAL**

# 2840 RASCOMMON WAY

SACRAMENTO, CA 95827

**\$477,313** TopHap Estimate · \$326 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,465 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1972**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$477K**

\$458K low

\$497K high

Last Sale

**\$425,000 · Dec 29, 2021**

Est. Owner Equity

**\$137,313**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,887 (2025) |
| Assessed Value    | \$460,031      |
| Previous Assessed | \$451,012      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**25**  
FLOOD

**67**  
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     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Dec 27, 2021 | Resale    | Grant Deed           | \$425,000 | \$290              | \$340K |
| Mar 23, 2007 | Financing | Intrafamily Transfer |           |                    | \$276K |
| Mar 23, 2007 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Sep 7, 2005  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Sep 7, 2005  | Financing | Intrafamily Transfer |           |                    | \$190K |
| Aug 18, 2005 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Aug 29, 1990 | Resale    | Grant Deed           | \$170,000 | \$116              | \$136K |

## 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>107</div> <div>CRIME INDEX</div> | <div>90</div> <div>AIR POLLUTION</div> | <div>23,007</div> <div>POPULATION</div> | <div>\$78K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|