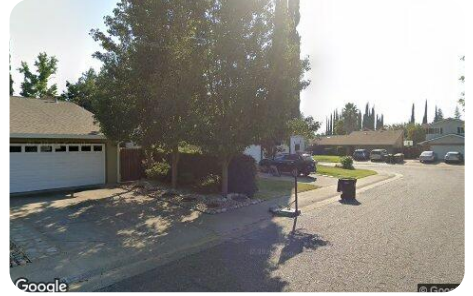
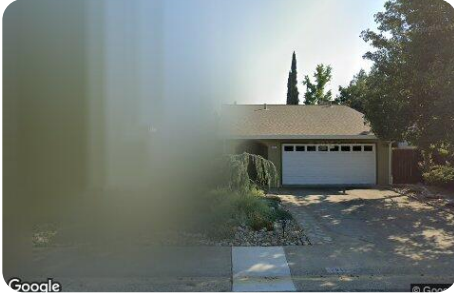


Single Family Residence **RESIDENTIAL**

## 2849 RASCOMMON WAY

SACRAMENTO, CA 95827

**\$423,648** TopHap Estimate · \$311 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,363 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1972**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$424K**

\$412K low

\$435K high

Last Sale

**\$189,000 · Sep 25, 2008**

Est. Owner Equity

**\$161,098**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,286 (2025) |
| Assessed Value    | \$248,237      |
| Previous Assessed | \$243,371      |

## 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          | 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     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Sep 22, 2008 | Resale          | Grant Deed           | \$189,000 | \$139              | \$170K |
| Apr 28, 2008 | Non-arms-length | Trustees Deed        | \$292,288 | \$214              |        |
| Jan 7, 2007  | Financing       | Intrafamily Transfer |           |                    | \$274K |
| Jan 5, 2007  | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Jan 22, 2003 | Resale          | Grant Deed           | \$37,500  | \$28               |        |

## 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 |
|-----------|----------------|