

Single Family Residence

RESIDENTIAL

8005 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$416,890

TopHap Estimate · \$483 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

864 ft²

LIVING AREA

0.15 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$417K

\$364K low

\$470K high

Last Sale

\$414,000 · Jan 9, 2026

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$2,885 (2025)
Assessed Value	\$253,993
Previous Assessed	\$249,014

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

42
FLOOD

36
WILDFIRE

56
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 24, 2025	Resale	Grant Deed	\$414,000	\$479	\$407K
Jan 29, 2003	Resale	Grant Deed	\$172,000	\$199	\$170K
May 31, 2000	Financing	Grant Deed			\$18K
Sep 11, 1997	Resale	Grant Deed	\$83,000	\$96	\$83K
Aug 27, 1991	Resale	Grant Deed	\$112,000	\$130	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.1 mi
Mesa Verde High School	High	9–12	0.7 mi
Sylvan Middle School	Middle	6–8	1.3 mi

District: San Juan 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 95621

98 CRIME INDEX	81 AIR POLLUTION	41,087 POPULATION	\$77K 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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