

Single Family Residence

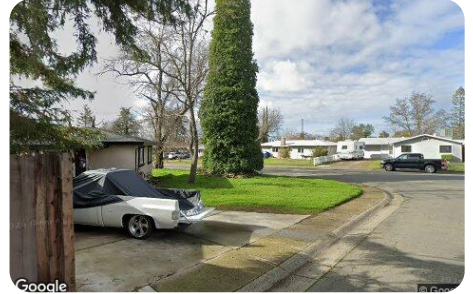
RESIDENTIAL

7824 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$391,785

TopHap Estimate · \$417 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

940 ft²

LIVING AREA

0.19 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$392K

\$365K low

\$419K high

Last Sale

\$82,500 · Oct 21, 2011

Est. Owner Equity

\$391,785

TAX & ASSESSMENT

Property Tax	\$3,295 (2025)
Assessed Value	\$183,871
Previous Assessed	\$180,267

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10
FLOOD

62
WILDFIRE

56
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2012	Quitclaim	Quit Claim Transfer			
Sep 30, 2011	Resale	Grant Deed	\$82,500	\$88	
Jun 3, 2011	Non-arms-length	Trustees Deed	\$115,860	\$123	
Sep 30, 2003	Quitclaim	Quit Claim Transfer			
Sep 30, 2003	Resale	Grant Deed	\$215,000	\$229	\$172K
May 13, 2003	Quitclaim	Quit Claim Transfer			
May 12, 2003	Resale	Grant Deed	\$191,000	\$203	\$153K
Jul 7, 2000	Resale	Grant Deed	\$105,000	\$112	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.1 mi
Mesa Verde High School	High	9–12	0.5 mi

Sylvan Middle School	Middle	6–8	1.1 mi
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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	Absentee owner
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