

Single Family Residence **RESIDENTIAL**

7916 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$410,543 TopHap Estimate · \$390 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,052 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$411K

\$390K low

\$431K high

Last Sale

\$215,000 · Oct 10, 2003

Est. Owner Equity

\$237,543

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,573 (2025)
Assessed Value	\$311,774
Previous Assessed	\$305,662

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

33
FLOOD

57
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
May 23, 2025	Financing	Correction Deed			
Dec 11, 2024	Financing	Correction Deed			
Nov 13, 2024	Financing	Intrafamily Transfer			
Jan 27, 2006	Financing	Intrafamily Transfer			\$205K
Oct 10, 2003	Resale	Grant Deed	\$215,000	\$204	\$172K
Oct 10, 2003	Quitclaim	Quit Claim Transfer			
Aug 27, 2001	Resale	Grant Deed	\$138,000	\$131	\$110K
Feb 1, 1990	Resale	Grant Deed	\$115,000	\$109	
Feb 25, 1988	Resale	Grant Deed	\$77,500	\$74	\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.1 mi
Mesa Verde High School	High	9–12	0.6 mi
Sylvan Middle School	Middle	6–8	1.2 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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