

Single Family Residence **RESIDENTIAL**

2216 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$379,094 TopHap Estimate · \$349 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,085 ft²

LIVING AREA

0.15 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$379K

\$366K low

\$392K high

Last Sale

\$189,000 · Mar 7, 2003

Est. Owner Equity

\$0

Loan-to-Value

142%

TAX & ASSESSMENT

Property Tax	\$3,568 (2025)
Assessed Value	\$279,020
Previous Assessed	\$273,550

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

68
WILDFIRE

53
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2019	Quitclaim	Quit Claim Transfer			\$503K
Mar 7, 2003	Resale	Grant Deed	\$189,000	\$174	\$151K
Mar 7, 2003	Non-arms-length	Grant Deed	\$56,500	\$52	
Jun 23, 1997	Resale	Grant Deed	\$75,000	\$69	\$68K
Apr 3, 1997	Non-arms-length	Grant Deed	\$95,818	\$88	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.4 mi
Mills Middle School	Middle	6–8	0.9 mi
Cordova High School	High	9–12	0.9 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 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K 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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