

Single Family Residence **RESIDENTIAL**

2221 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$379,471 TopHap Estimate · \$405 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

1
BATHS

936 ft²
LIVING AREA

0.18 ac
LOT SIZE

1962
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$379K

\$366K low

\$393K high

Last Sale

\$135,000 · Jul 20, 2012

Est. Owner Equity

\$291,471

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$2,176 (2025)
Assessed Value	\$169,551
Previous Assessed	\$166,228

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

37 FLOOD	65 WILDFIRE	53 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 27, 2023	Financing	Intrafamily Transfer			
Jul 25, 2018	Quitclaim	Quit Claim Transfer			\$25K
Jul 17, 2012	Resale	Grant Deed	\$135,000	\$144	\$63K
Jul 6, 2012	Quitclaim	Quit Claim Transfer			
May 14, 2012	Non-arms-length	Trustees Deed	\$93,000	\$99	
Jul 22, 2004	Quitclaim	Quit Claim Transfer			\$174K
Jun 24, 2003	Non-arms-length	Grant Deed	\$185,000	\$198	\$148K
Oct 8, 1998	Quitclaim	Quit Claim Transfer			
Apr 21, 1988	Resale	Grant Deed	\$47,000	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.5 mi
W. E. Mitchell Middle School	Middle	6–8	0.9 mi
Cordova High School	High	9–12	1.0 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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