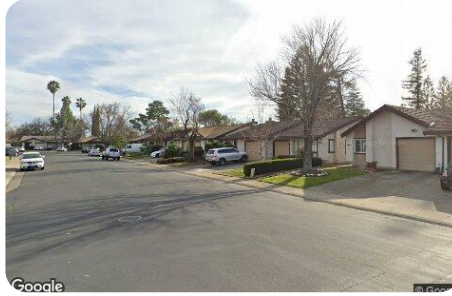


Single Family Residence **RESIDENTIAL**

2422 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$382,241 TopHap Estimate · \$270 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,417 ft²

LIVING AREA

4,124 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$382K

\$364K low

\$401K high

Last Sale

\$127,000 · Nov 20, 2009

Est. Owner Equity

\$107,241

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$2,155 (2025)
Assessed Value	\$167,195
Previous Assessed	\$163,917

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

48
FLOOD

35
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 8, 2021	Financing	Intrafamily Transfer			
Jan 28, 2020	Quitclaim	Quit Claim Transfer			\$177K
Apr 22, 2015	Financing	Intrafamily Transfer			\$134K
Apr 22, 2015	Quitclaim	Quit Claim Transfer			
Oct 13, 2010	Quitclaim	Quit Claim Transfer			
Oct 9, 2009	Resale	Grant Deed	\$127,000	\$90	\$125K
Aug 19, 2009	Foreclosure sale	Trustees Deed	\$218,567	\$154	
Feb 20, 2003	Financing	Grant Deed			\$84K
Oct 20, 1989	Resale	Grant Deed	\$92,000	\$65	
May 18, 1988	Non-arms-length	Grant Deed	\$17,500	\$12	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.2 mi
Williamson Elementary School	Elementary	KG–5	0.6 mi
Cordova High School	High	9–12	1.9 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------