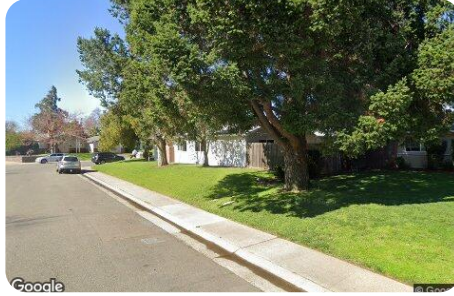


Single Family Residence **RESIDENTIAL**

## 2361 ROSADO WAY

RANCHO CORDOVA, CA 95670

**\$365,778** TopHap Estimate · \$332 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,101 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$366K**

**\$348K low**

**\$383K high**

Last Sale

**\$130,000 · Aug 29, 2012**

Est. Owner Equity

**\$265,778**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,210 (2025) |
| Assessed Value    | \$165,014      |
| Previous Assessed | \$161,779      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 42<br>WILDFIRE | 53<br>HEAT | 43<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Mar 28, 2023 | Financing         | Intrafamily Transfer |           |                    |        |
| Aug 28, 2012 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Aug 28, 2012 | Resale            | Grant Deed           | \$130,000 | \$118              |        |
| Aug 2, 2012  | Recorded document | Grant Deed           |           |                    |        |
| May 23, 2012 | Resale            | Grant Deed           | \$83,000  | \$75               |        |
| Feb 14, 2012 | Non-arms-length   | Trustees Deed        | \$89,955  | \$82               |        |
| Feb 28, 2005 | Recorded document | Grant Deed           |           |                    |        |
| May 29, 2002 | Resale            | Grant Deed           | \$155,000 | \$141              | \$160K |
| May 29, 2002 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Sep 17, 2001 | Quitclaim         | Quit Claim Transfer  |           |                    |        |

|              |           |                     |          |      |       |
|--------------|-----------|---------------------|----------|------|-------|
| Jan 10, 1991 | Resale    | Grant Deed          | \$95,000 | \$86 | \$86K |
| Jul 5, 1988  | Quitclaim | Quit Claim Transfer |          |      | \$55K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| W. E. Mitchell Middle School | Middle     | 6–8    | 0.2 mi   |
| Williamson Elementary School | Elementary | KG–5   | 0.3 mi   |
| Cordova High School          | High       | 9–12   | 1.5 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 56,631<br>POPULATION | \$89K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|