

Single Family Residence **RESIDENTIAL**

8027 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$396,463 TopHap Estimate · \$344 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,152 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$396K

\$365K low

\$428K high

Last Sale

\$333,500 · May 18, 2020

Est. Owner Equity

\$96,313

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,358 (2025)
Assessed Value	\$372,021
Previous Assessed	\$364,727

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

27
FLOOD

36
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 14, 2020	Resale	Grant Deed	\$333,500	\$289	\$300K
Mar 12, 2019	Non-arms-length	Trustees Deed	\$271,130	\$235	
Jan 15, 2002	Recorded document	Grant Deed			
Jan 15, 2002	Resale	Grant Deed	\$149,000	\$129	\$147K
Apr 5, 1996	Resale	Grant Deed	\$79,000	\$69	\$79K
Jul 10, 1992	Resale	Grant Deed	\$104,500	\$91	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.2 mi
Mesa Verde High School	High	9–12	0.8 mi

Sylvan Middle School	Middle	6–8	1.4 mi
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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	Absentee owner
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