

Single Family Residence **RESIDENTIAL**

2217 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$399,486 TopHap Estimate · \$368 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,085 ft²

LIVING AREA

0.17 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$399K

\$384K low

\$415K high

Last Sale

\$149,500 · Oct 19, 2001

Est. Owner Equity

\$399,486

TAX & ASSESSMENT

Property Tax	\$2,884 (2025)
Assessed Value	\$225,248
Previous Assessed	\$220,832

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 19, 2001	Resale	Grant Deed	\$149,500	\$138	
Oct 19, 2001	Quitclaim	Quit Claim Transfer			
Sep 8, 2000	Resale	Grant Deed	\$132,000	\$122	\$131K
Jun 23, 1998	Resale	Grant Deed	\$72,227	\$67	\$59K
Mar 2, 1998	Foreclosure sale	Trustees Deed	\$39,070	\$36	
Jan 4, 1994	Financing	Grant Deed			\$55K

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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