

Single Family Residence **RESIDENTIAL**

8032 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$393,975 TopHap Estimate · \$377 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,045 ft²

LIVING AREA

0.21 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$394K

\$363K low

\$425K high

Last Sale

\$146,000 · Jun 12, 2001

Est. Owner Equity

\$226,975

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,557 (2025)
Assessed Value	\$224,374
Previous Assessed	\$219,976

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

42
FLOOD

61
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
Jun 12, 2001	Resale	Grant Deed	\$146,000	\$140	\$144K
Sep 14, 1989	Recorded document	Trustees Deed			
Sep 14, 1989	Resale	Trustees Deed	\$90,000	\$86	\$89K

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

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	Owner occupied
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