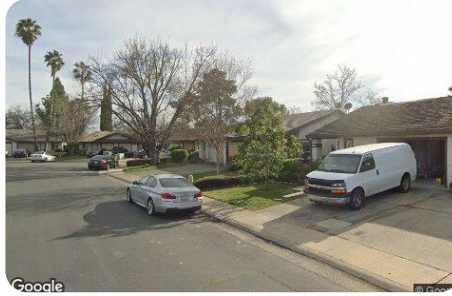


Single Family Residence **RESIDENTIAL**

2434 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$299,654 TopHap Estimate · \$329 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

911 ft²
LIVING AREA

2,818 ft²
LOT SIZE

1979
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$300K

\$282K low

\$318K high

Last Sale

\$185,000 · May 24, 2017

Est. Owner Equity

\$299,654

TAX & ASSESSMENT

Property Tax	\$4,194 (2025)
Assessed Value	\$218,995
Previous Assessed	\$214,702

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.07
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
May 22, 2017	Resale	Grant Deed	\$185,000	\$203	
Oct 31, 2001	Quitclaim	Quit Claim Transfer			
Oct 31, 2001	Resale	Grant Deed	\$103,000	\$113	\$102K
Sep 26, 2001	Resale	Grant Deed	\$58,500	\$64	
Apr 12, 1999	Resale	Grant Deed	\$58,500	\$64	\$59K
Feb 8, 1999	Recorded document	Grant Deed			
Jan 6, 1999	Non-arms-length	Trustees Deed	\$75,009	\$82	
Jun 25, 1991	Resale	Grant Deed	\$93,000	\$102	\$94K
Sep 7, 1989	Resale	Grant Deed	\$65,000	\$71	\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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