

Single Family Residence **RESIDENTIAL**

# 1858 ROSSWOOD DR

SAN JOSE, CA 95124

**\$1,626,358** TopHap Estimate · \$1,465 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,110 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$1.6M**

\$1.4M low

\$1.8M high

Last Sale

**\$470,000 · May 5, 2000**

Est. Owner Equity

**\$1,273,658**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,846 (2025) |
| Assessed Value    | \$736,804       |
| Previous Assessed | \$722,358       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SANTA CLARA             |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Creek                   |

## CLIMATE RISK

**29**  
FLOOD

**30**  
WILDFIRE

**32**  
HEAT

**46**  
STORM

**47**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Mar 27, 2020 | Quitclaim | Quit Claim Transfer  |           |                    | \$353K |
| Mar 27, 2020 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jun 26, 2019 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Feb 25, 2011 | Financing | Intrafamily Transfer |           |                    | \$400K |
| Sep 28, 2010 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Oct 30, 2006 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Dec 10, 2003 | Quitclaim | Quit Claim Transfer  |           |                    | \$392K |
| May 5, 2000  | Resale    | Grant Deed           | \$470,000 | \$423              | \$370K |
| Jun 18, 1993 | Resale    | Grant Deed           | \$205,000 | \$185              | \$185K |
| Dec 1, 1988  | Resale    | Grant Deed           | \$188,000 | \$169              | \$141K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Leigh High School       | High       | 9–12   | 0.4 mi   |
| Oster Elementary School | Elementary | KG–5   | 0.6 mi   |
| Union Middle School     | Middle     | 6–8    | 0.8 mi   |

District: Campbell Union High 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 95124

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>49</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>49,122</b><br>POPULATION | <b>\$159K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|