

Single Family Residence **RESIDENTIAL**

2031 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$405,514 TopHap Estimate · \$433 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

936 ft²

LIVING AREA

0.17 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$406K

\$383K low

\$428K high

Last Sale

\$310,000 · May 4, 2020

Est. Owner Equity

\$62,275

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$7,792 (2025)
Assessed Value	\$345,806
Previous Assessed	\$339,026

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	72 WILDFIRE	53 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2020	Resale	Grant Deed	\$310,000	\$331	\$317K
Mar 26, 1999	Resale	Grant Deed	\$106,000	\$113	\$85K
Jul 8, 1998	Quitclaim	Quit Claim Transfer			

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	1.0 mi
Cordova High School	High	9–12	1.1 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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