

Single Family Residence **RESIDENTIAL**

2228 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$395,705 TopHap Estimate · \$270 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,466 ft²

LIVING AREA

0.27 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$396K

\$387K low

\$405K high

Last Sale

\$90,000 · Jan 21, 2011

Est. Owner Equity

\$282,705

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$1,608 (2025)
Assessed Value	\$117,596
Previous Assessed	\$115,291

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	None
Cooling	None
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
Aug 27, 2012	Quitclaim	Quit Claim Transfer			
Jan 18, 2011	Resale	Grant Deed	\$90,000	\$61	
Aug 29, 2003	Financing	Grant Deed			\$138K
Dec 22, 2000	Resale	Grant Deed	\$142,000	\$97	\$141K
Sep 13, 2000	Non-arms-length	Trustees Deed	\$98,800	\$67	
Jan 17, 1995	Non-arms-length	Trustees Deed	\$90,558	\$62	
Jan 17, 1995	Recorded document	Trustees Deed			
Dec 3, 1990	Resale	Grant Deed	\$132,000	\$90	\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.4 mi
Mills Middle School	Middle	6–8	0.9 mi
Cordova High School	High	9–12	0.9 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	Absentee owner
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