

Single Family Residence

RESIDENTIAL

7800 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$468,660

TopHap Estimate · \$382 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,226 ft²

LIVING AREA

0.19 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$469K

\$453K low

\$485K high

Last Sale

\$445,000 · May 12, 2022

Est. Owner Equity

\$23,660

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,634 (2025)
Assessed Value	\$481,680
Previous Assessed	\$472,236

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
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
May 9, 2022	Resale	Grant Deed	\$445,000	\$363	\$445K
Jul 26, 2018	Recorded document	Affidavit Of Death			
Jul 26, 2018	Resale	Grant Deed	\$289,500	\$236	\$284K
Jun 23, 2015	Quitclaim	Quit Claim Transfer			
Mar 29, 2000	Resale	Grant Deed	\$113,500	\$93	\$78K
Jun 8, 1999	Resale	Grant Deed	\$84,000	\$69	\$76K
Oct 20, 1998	Non-arms-length	Trustees Deed	\$69,684	\$57	
Oct 20, 1998	Recorded document	Trustees Deed			
Oct 3, 1994	Resale	Trustees Deed	\$87,500	\$71	\$89K
Oct 3, 1994	Quitclaim	Quit Claim Transfer			
Sep 16, 1994	Resale	Trustees Deed	\$15,299	\$12	

Oct 21, 1991	Resale	Grant Deed	\$90,000	\$73	\$60K
--------------	--------	------------	----------	------	-------

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.2 mi
Mesa Verde High School	High	9–12	0.4 mi
Sylvan Middle School	Middle	6–8	1.0 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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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