

Single Family Residence **RESIDENTIAL**

2044 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$465,516 TopHap Estimate · \$497 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1

BATHS

936 ft²

LIVING AREA

0.12 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$466K

\$455K low

\$476K high

Last Sale

\$446,000 · Dec 13, 2021

Est. Owner Equity

\$340,616

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$6,157 (2025)
Assessed Value	\$482,760
Previous Assessed	\$473,295

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

37
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
Oct 9, 2024	Financing	Intrafamily Transfer			
Dec 7, 2021	Resale	Grant Deed	\$446,000	\$476	
Jan 15, 2016	Financing	Intrafamily Transfer			\$150K
Jun 11, 2011	Resale	Grant Deed	\$125,000	\$134	\$122K
Oct 21, 2005	Quitclaim	Quit Claim Transfer			\$233K
Nov 10, 2004	Quitclaim	Quit Claim Transfer			
Nov 16, 2004	Quitclaim	Quit Claim Transfer			\$195K
May 14, 2002	Resale	Grant Deed	\$149,000	\$159	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.5 mi
Mills Middle School	Middle	6–8	1.0 mi
Cordova High School	High	9–12	1.0 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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