

Single Family Residence **RESIDENTIAL**

# 2133 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

**\$524,905** TopHap Estimate · \$484 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,085 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$525K**

\$487K low

\$563K high

Last Sale

**\$520,000 · Oct 22, 2025**

Est. Owner Equity

**\$56,605**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,689 (2025) |
| Assessed Value    | \$520,000      |
| Previous Assessed | \$430,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.27                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**35**  
FLOOD

**58**  
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 <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------------------|--------|
| Oct 9, 2025  | Resale    | Grant Deed                         | \$520,000 | \$479              | \$468K |
| May 1, 2025  | Resale    | Grant Deed                         | \$275,500 | \$254              | \$366K |
| Feb 17, 2022 | Financing | Intrafamily Transfer               |           |                    |        |
| Feb 17, 2022 | Financing | Affidavit Of Death Of Joint Tenant |           |                    |        |
| Dec 20, 2004 | Financing | Intrafamily Transfer               |           |                    | \$390K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Peter J. Shields Elementary School | Elementary | KG–5   | 0.5 mi   |
| Cordova High School                | High       | 9–12   | 1.0 mi   |
| W. E. Mitchell Middle School       | Middle     | 6–8    | 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>107</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>56,631</div> <div>POPULATION</div> | <div>\$89K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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