

Single Family Residence **RESIDENTIAL**

2116 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$427,895 TopHap Estimate · \$276 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,551 ft²

LIVING AREA

0.18 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$428K

\$413K low

\$442K high

Last Sale

\$129,500 · Mar 4, 2011

Est. Owner Equity

\$311,345

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,263 (2025)
Assessed Value	\$169,217
Previous Assessed	\$165,900

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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
Feb 4, 2011	Resale	Grant Deed	\$129,500	\$83	\$117K
Sep 16, 2010	Non-arms-length	Trustees Deed	\$127,500	\$82	

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	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	Owner occupied
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