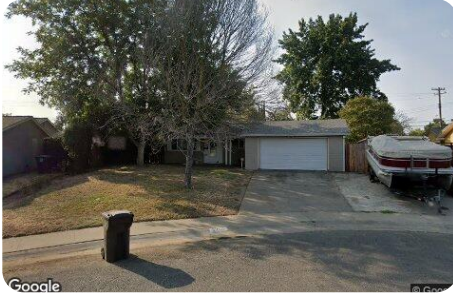


Single Family Residence **RESIDENTIAL**

2352 ROSADO WAY

RANCHO CORDOVA, CA 95670

\$396,974 TopHap Estimate · \$350 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,134 ft²

LIVING AREA

0.19 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$397K

\$376K low

\$418K high

Last Sale

\$260,000 · Jun 4, 2018

Est. Owner Equity

\$216,974

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$3,949 (2025)
Assessed Value	\$301,744
Previous Assessed	\$295,828

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	40 WILDFIRE	53 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 18, 2018	Quitclaim	Quit Claim Transfer			
Jun 1, 2018	Resale	Grant Deed	\$260,000	\$229	\$156K
Feb 22, 2018	Non-arms-length	Grant Deed	\$195,000	\$172	\$215K
Jul 27, 1994	Resale	Grant Deed	\$101,500	\$90	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.3 mi
Williamson Elementary School	Elementary	KG–5	0.3 mi
Cordova High School	High	9–12	1.5 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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