

Single Family Residence **RESIDENTIAL**

2420 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$327,977 TopHap Estimate · \$324 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,011 ft²

LIVING AREA

3,222 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$328K

\$313K low

\$343K high

Last Sale

\$149,000 · Feb 11, 2016

Est. Owner Equity

\$218,977

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,405 (2025)
Assessed Value	\$179,906
Previous Assessed	\$176,379

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

53
FLOOD

35
WILDFIRE

53
HEAT

44
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2017	Quitclaim	Quit Claim Transfer			
Feb 4, 2016	Resale	Grant Deed	\$149,000	\$147	\$109K
Oct 20, 1995	Resale	Grant Deed	\$70,500	\$70	\$71K
Apr 21, 1992	Quitclaim	Quit Claim Transfer			\$42K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.2 mi
Williamson Elementary School	Elementary	KG–5	0.6 mi
Cordova High School	High	9–12	1.9 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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