

Single Family Residence **RESIDENTIAL**

2432 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$291,070 TopHap Estimate · \$320 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

911 ft²

LIVING AREA

2,818 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$291K

\$276K low

\$306K high

Last Sale

\$195,000 · May 28, 2019

Est. Owner Equity

\$111,070

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,938 (2025)
Assessed Value	\$221,870
Previous Assessed	\$217,521

PROPERTY FACTS

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

CLIMATE RISK

48
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
Apr 22, 2021	Financing	Intrafamily Transfer			\$180K
Apr 25, 2019	Resale	Grant Deed	\$195,000	\$214	\$150K
Oct 1, 2018	Non-arms-length	Trustees Deed	\$214,274	\$235	
Mar 16, 1989	Resale	Grant Deed	\$65,000	\$71	\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. E. Mitchell Middle School	Middle	6–8	0.3 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	Owner occupied
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