

Single Family Residence **RESIDENTIAL**

2049 ROSSMOOR DR

RANCHO CORDOVA, CA 95670

\$426,389 TopHap Estimate · \$393 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,085 ft²

LIVING AREA

0.1 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$426K

\$406K low

\$447K high

Last Sale

\$164,000 · May 8, 2008

Est. Owner Equity

\$326,389

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,904 (2025)
Assessed Value	\$219,704
Previous Assessed	\$215,397

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Yes
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
Sep 22, 2009	Quitclaim	Quit Claim Transfer			
Apr 22, 2008	Resale	Grant Deed	\$164,000	\$151	\$100K
Feb 1, 2008	Non-arms-length	Trustees Deed	\$207,546	\$191	
Mar 4, 2005	Financing	Intrafamily Transfer			\$257K
Sep 30, 2003	Quitclaim	Quit Claim Transfer			\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peter J. Shields Elementary School	Elementary	KG–5	0.5 mi
W. E. Mitchell Middle School	Middle	6–8	1.0 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	Absentee owner
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