

Single Family Residence

RESIDENTIAL

7864 ROSSWOOD DR

CITRUS HEIGHTS, CA 95621

\$406,529

TopHap Estimate · \$404 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,007 ft²

LIVING AREA

0.15 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$407K

\$382K low

\$431K high

Last Sale

\$430,000 · May 31, 2022

Est. Owner Equity

\$0

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$5,362 (2025)
Assessed Value	\$465,443
Previous Assessed	\$456,318

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

33
FLOOD

57
WILDFIRE

56
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 25, 2022	Resale	Grant Deed	\$430,000	\$427	\$417K
Oct 26, 2011	Resale	Grant Deed	\$105,000	\$104	\$102K
Sep 21, 2011	Non-arms-length	Trustees Deed	\$82,500	\$82	
May 5, 2006	Resale	Grant Deed	\$273,000	\$271	\$218K
Feb 22, 2006	Recorded document	Affidavit Of Death			
Aug 3, 1992	Resale	Grant Deed	\$87,500	\$87	\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Oaks Elementary School	Elementary	EE–5	0.1 mi
Mesa Verde High School	High	9–12	0.6 mi
Sylvan Middle School	Middle	6–8	1.2 mi

District: San Juan 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 95621

98 CRIME INDEX	81 AIR POLLUTION	41,087 POPULATION	\$77K 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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