

Single Family Residence **RESIDENTIAL**

2442 RASHAWN DR

RANCHO CORDOVA, CA 95670

\$294,782 TopHap Estimate · \$324 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

911 ft²
LIVING AREA

3,104 ft²
LOT SIZE

1979
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$295K

\$280K low

\$310K high

Last Sale

\$75,000 · Oct 21, 2011

Est. Owner Equity

\$189,782

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,336 (2025)
Assessed Value	\$96,073
Previous Assessed	\$94,190

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

10
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
Aug 24, 2011	Resale	Grant Deed	\$75,000	\$82	\$60K
May 27, 2011	Non-arms-length	Trustees Deed	\$78,705	\$86	
May 8, 2006	Resale	Grant Deed	\$235,000	\$258	\$188K
Jun 24, 1999	Resale	Grant Deed	\$65,000	\$71	\$65K

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	Absentee owner
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