

Single Family Residence **RESIDENTIAL**

# 3206 ROSEMONT DR

SACRAMENTO, CA 95826

**\$444,421** TopHap Estimate · \$265 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,680 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$444K**

**\$423K low**

**\$466K high**

Last Sale

**\$156,000 · Apr 6, 2012**

Est. Owner Equity

**\$444,421**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,382 (2025) |
| Assessed Value    | \$199,852      |
| Previous Assessed | \$195,934      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 43<br>WILDFIRE | 49<br>HEAT | 41<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------|-----------|--------|--------|
| Jan 26, 2012 | Non-arms-length  | Grant Deed    | \$156,000 | \$93   |        |
| Jan 26, 2012 | Resale           | Grant Deed    | \$156,000 | \$93   |        |
| Sep 15, 2011 | Foreclosure sale | Trustees Deed | \$285,877 | \$170  |        |
| Mar 2, 2007  | Resale           | Grant Deed    | \$340,000 | \$202  | \$339K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sequoia Elementary School     | Elementary | KG–6   | 0.3 mi   |
| Albert Einstein Middle School | Middle     | 7–8    | 0.6 mi   |
| Rosemont High School          | High       | 9–12   | 1.2 mi   |

District: Sacramento City 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 95826

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>43,134</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|