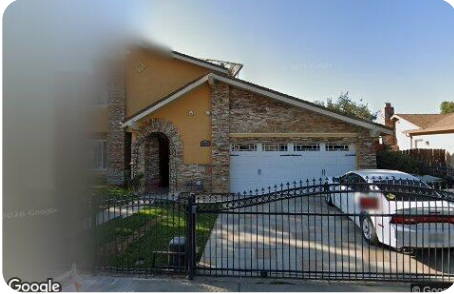


Single Family Residence **RESIDENTIAL**

9449 ROSEPORT WAY

SACRAMENTO, CA 95826

\$525,778 TopHap Estimate · \$254 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,066 ft²

LIVING AREA

0.13 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$526K

\$504K low

\$547K high

Last Sale

\$480,000 · Dec 11, 2020

Est. Owner Equity

\$69,778

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$6,045 (2025)
Assessed Value	\$529,956
Previous Assessed	\$519,566

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

43
WILDFIRE

49
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2020	Resale	Grant Deed	\$480,000	\$232	\$456K
Nov 19, 2004	Resale	Grant Deed	\$330,000	\$160	\$264K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosemont High School	High	9–12	0.3 mi
Albert Einstein Middle School	Middle	7–8	0.4 mi
Golden Empire Elementary School	Elementary	KG–6	1.1 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

112 CRIME INDEX	90 AIR POLLUTION	43,134 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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