

Single Family Residence **RESIDENTIAL**

8945 ROSEWOOD DR

SACRAMENTO, CA 95826

\$436,327 TopHap Estimate · \$355 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,228 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$436K

\$397K low

\$476K high

Last Sale

\$435,500 · Jan 21, 2026

Est. Owner Equity

\$1,039

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$1,084 (2025)
Assessed Value	\$85,359
Previous Assessed	\$83,686

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

41
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
Jan 15, 2026	Resale	Grant Deed	\$435,500	\$355	\$435K
Apr 2, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.3 mi
Albert Einstein Middle School	Middle	7–8	1.0 mi
Rosemont High School	High	9–12	1.6 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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