

Single Family Residence **RESIDENTIAL**

5231 ROSITA WAY

SACRAMENTO, CA 95822

\$520,775 TopHap Estimate · \$298 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,749 ft²

LIVING AREA

0.15 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$521K

\$494K low

\$548K high

Last Sale

\$185,000 · Aug 17, 2012

Est. Owner Equity

\$107,775

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,903 (2025)
Assessed Value	\$417,889
Previous Assessed	\$409,696

PROPERTY FACTS

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

CLIMATE RISK

19
FLOOD

51
WILDFIRE

49
HEAT

40
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2023	Financing	Intrafamily Transfer			
Aug 15, 2012	Resale	Grant Deed	\$185,000	\$106	\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hollywood Park Elementary School	Elementary	KG–6	0.3 mi
C. K. McClatchy High School	High	9–12	1.5 mi
California Middle School	Middle	7–8	1.7 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 95822

116 CRIME INDEX	86 AIR POLLUTION	46,722 POPULATION	\$73K 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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