

Single Family Residence **RESIDENTIAL**

8965 ROSEWOOD DR

SACRAMENTO, CA 95826

\$421,946 TopHap Estimate · \$328 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,288 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$422K

\$411K low

\$433K high

Last Sale

\$225,000 · May 1, 2014

Est. Owner Equity

\$96,946

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,849 (2025)
Assessed Value	\$281,323
Previous Assessed	\$275,808

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
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
Mar 10, 2022	Financing	Intrafamily Transfer			\$315K
Sep 26, 2016	Financing	Intrafamily Transfer			\$221K
Apr 23, 2014	Resale	Grant Deed	\$225,000	\$175	\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.3 mi
Albert Einstein Middle School	Middle	7–8	0.9 mi
Rosemont High School	High	9–12	1.5 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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