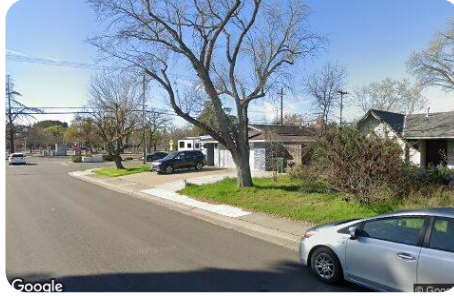
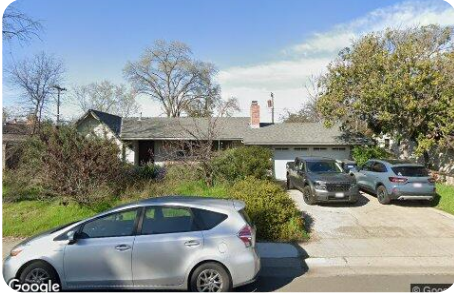


Single Family Residence **RESIDENTIAL**

8905 ROSEWOOD DR

SACRAMENTO, CA 95826

\$469,888 TopHap Estimate · \$306 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,536 ft²

LIVING AREA

0.2 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$470K

\$429K low

\$511K high

Last Sale

\$455,000 · Jul 16, 2026

Est. Owner Equity

\$23,130

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$2,679 (2025)
Assessed Value	\$224,194
Previous Assessed	\$219,799

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
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
Jul 14, 2026	Resale	Grant Deed	\$455,000	\$296	\$447K
Feb 23, 2012	Resale	Grant Deed	\$175,000	\$114	\$140K
Oct 28, 2011	Resale	Grant Deed	\$103,000	\$67	
Jun 26, 2006	Quitclaim	Quit Claim Transfer			
Dec 18, 2004	Recorded document	Affidavit Of Death			
Dec 15, 2004	Quitclaim	Quit Claim Transfer			\$35K
Oct 14, 2004	Recorded document	Affidavit Of Death			
Oct 14, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.5 mi
Albert Einstein Middle School	Middle	7–8	1.1 mi
Rosemont High School	High	9–12	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 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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