

Single Family Residence

RESIDENTIAL

3948 ROSEMARY CIR

SACRAMENTO, CA 95821

\$514,000 TopHap Estimate · \$276 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,860 ft²

LIVING AREA

0.21 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$514K

\$459K low

\$569K high

Last Sale

\$455,000 · Nov 15, 2023

Est. Owner Equity

\$299,700

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,495 (2025)
Assessed Value	\$473,382
Previous Assessed	\$464,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

56
WILDFIRE

52
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2024	Financing	Intrafamily Transfer			\$214K
Nov 3, 2023	Resale	Grant Deed	\$455,000	\$245	\$216K
Nov 10, 2023	Financing	Affidavit Of Death Of Joint Tenant			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mira Loma High School	High	9–12	0.1 mi
Whitney Avenue Elementary School	Elementary	KG–5	0.4 mi
Arcade Middle School	Middle	6–8	0.5 mi

District: San Juan 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 95821

131 CRIME INDEX	89 AIR POLLUTION	41,536 POPULATION	\$67K 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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