

Single Family Residence **RESIDENTIAL**

3449 ROSEMONT DR

SACRAMENTO, CA 95826

\$408,127 TopHap Estimate · \$317 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,288 ft²

LIVING AREA

0.18 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$408K

\$399K low

\$418K high

Est. Owner Equity

\$244,427

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$912 (2025)
Assessed Value	\$70,003
Previous Assessed	\$68,632

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

29 FLOOD	41 WILDFIRE	49 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2022	Financing	Intrafamily Transfer			
Jun 2, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Sep 15, 2010	Quitclaim	Quit Claim Transfer			\$139K
Jun 7, 2007	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	0.8 mi
Rosemont High School	High	9–12	1.4 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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