

Single Family Residence

RESIDENTIAL

3956 ROSEMARY CIR

SACRAMENTO, CA 95821

\$490,323 TopHap Estimate · \$471 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,040 ft²

LIVING AREA

0.2 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$490K

\$458K low

\$523K high

Last Sale

\$460,000 · Dec 14, 2023

Est. Owner Equity

\$38,655

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$5,639 (2025)
Assessed Value	\$478,584
Previous Assessed	\$469,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

12 FLOOD	40 WILDFIRE	52 HEAT	45 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
Dec 12, 2023	Resale	Grant Deed	\$460,000	\$442	\$452K
Nov 3, 2017	Resale	Grant Deed	\$298,000	\$287	\$293K
Apr 28, 2014	Resale	Grant Deed	\$229,000	\$220	\$225K
Oct 27, 2008	Resale	Grant Deed	\$138,000	\$133	
Aug 22, 2008	Non-arms-length	Trustees Deed	\$135,850	\$131	
Nov 8, 2005	Quitclaim	Quit Claim Transfer			
Sep 30, 2005	Quitclaim	Quit Claim Transfer			
Sep 6, 2000	Non-arms-length	Grant Deed	\$118,500	\$114	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mira Loma High School	High	9–12	0.1 mi
Whitney Avenue Elementary School	Elementary	KG–5	0.5 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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