

Single Family Residence **RESIDENTIAL**

8912 ROSEWOOD DR

SACRAMENTO, CA 95826

\$305,857 TopHap Estimate · \$312 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

980 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$306K

\$292K low

\$320K high

Est. Owner Equity

\$68,057

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$790 (2025)
Assessed Value	\$53,378
Previous Assessed	\$52,333

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	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
Sep 9, 2002	Quitclaim	Quit Claim Transfer			\$120K
Oct 1, 2001	Quitclaim	Quit Claim Transfer			\$104K
Nov 12, 1996	Quitclaim	Quit Claim Transfer			\$60K
Sep 27, 1993	Quitclaim	Quit Claim Transfer			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.4 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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