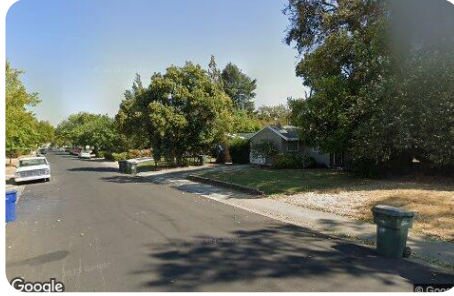
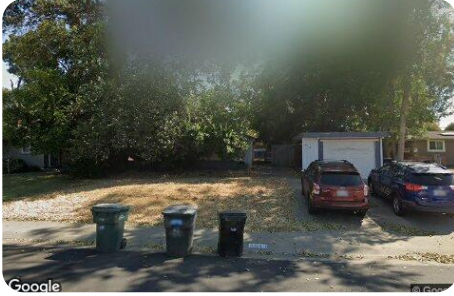


Single Family Residence **RESIDENTIAL**

8944 ROSEWOOD DR

SACRAMENTO, CA 95826

\$259,152 TopHap Estimate · \$202 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,284 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$259K

\$232K low

\$286K high

Last Sale

\$257,000 · Feb 19, 2025

Est. Owner Equity

\$0

Loan-to-Value

127%

TAX & ASSESSMENT

Property Tax	\$2,459 (2025)
Assessed Value	\$262,140
Previous Assessed	\$195,432

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition 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
Feb 13, 2025	Resale	Grant Deed	\$257,000	\$200	
Mar 4, 1994	Resale	Grant Deed	\$115,000	\$90	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.3 mi
Albert Einstein Middle School	Middle	7–8	1.0 mi
Rosemont High School	High	9–12	1.6 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	Absentee owner
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