

Single Family Residence **RESIDENTIAL**

8948 ROSEWOOD DR

SACRAMENTO, CA 95826

\$449,326 TopHap Estimate · \$413 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,089 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$449K

\$400K low

\$499K high

Last Sale

\$449,000 · May 7, 2026

Est. Owner Equity

\$22,776

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,505 (2025)
Assessed Value	\$115,978
Previous Assessed	\$113,704

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Wood 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
Apr 23, 2026	Resale	Grant Deed	\$449,000	\$412	\$427K
Apr 11, 2023	Financing	Intrafamily Transfer			
Jun 6, 1994	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	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	Owner occupied
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