

Single Family Residence

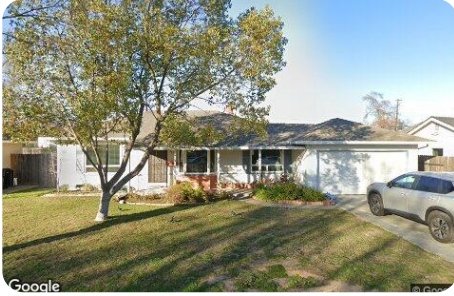
RESIDENTIAL

3976 ROSEMARY CIR

SACRAMENTO, CA 95821

\$489,889

TopHap Estimate · \$311 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,576 ft²

LIVING AREA

0.23 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$490K

\$458K low

\$522K high

Last Sale

\$80,000 · Jun 21, 2016

Est. Owner Equity

\$309,909

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$1,347 (2025)
Assessed Value	\$116,971
Previous Assessed	\$114,679

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

44
WILDFIRE

52
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2023	Financing	Intrafamily Transfer			
Jun 2, 2023	Financing	Intrafamily Transfer			
Jun 2, 2023	Financing	Intrafamily Transfer			
Jun 2, 2016	Non-arms-length	Intrafamily Transfer	\$80,000	\$51	\$160K
May 26, 2015	Recorded document	Affidavit Of Death			
Mar 17, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mira Loma High School	High	9–12	0.2 mi
Arcade Middle School	Middle	6–8	0.4 mi

Whitney Avenue Elementary School	Elementary	KG–5	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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------