

Single Family Residence **RESIDENTIAL**

# 3170 ROSEMONT DR

SACRAMENTO, CA 95826

**\$447,350** TopHap Estimate · \$313 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,428 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$447K**

\$422K low

\$472K high

Last Sale

**\$305,000 · Mar 26, 2018**

Est. Owner Equity

**\$203,350**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,190 (2025) |
| Assessed Value    | \$353,973      |
| Previous Assessed | \$347,033      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**25**  
FLOOD

**43**  
WILDFIRE

**49**  
HEAT

**41**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Mar 20, 2018 | Resale            | Grant Deed          | \$305,000 | \$214              | \$244K |
| Jul 30, 2001 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Jul 23, 2001 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Sep 11, 1996 | Recorded document | Grant Deed          |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Albert Einstein Middle School       | Middle     | 7–8    | 0.5 mi   |
| James W. Marshall Elementary School | Elementary | KG–6   | 0.8 mi   |
| Rosemont High School                | High       | 9–12   | 1.1 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>43,134</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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