

Single Family Residence **RESIDENTIAL**

4245 ROSECREST WAY

SACRAMENTO, CA 95826

\$417,247 TopHap Estimate · \$332 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,256 ft²

LIVING AREA

0.17 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$417K

\$405K low

\$429K high

Last Sale

\$136,500 · Aug 6, 2013

Est. Owner Equity

\$417,247

TAX & ASSESSMENT

Property Tax	\$2,653 (2025)
Assessed Value	\$230,429
Previous Assessed	\$225,912

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	Yes

CLIMATE RISK

10 FLOOD	58 WILDFIRE	49 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2013	Resale	Grant Deed	\$136,500	\$109	
Jun 13, 2013	Quitclaim	Quit Claim Transfer			
Dec 28, 2005	Quitclaim	Quit Claim Transfer			
Jan 28, 2005	Foreclosure sale	Trustees Deed	\$256,300	\$204	
Aug 27, 2004	Financing	Mortgage			\$174K
Mar 12, 2004	Quitclaim	Quit Claim Transfer			
Dec 1, 2003	Resale	Grant Deed	\$218,000	\$174	\$174K
Mar 12, 2003	Resale	Grant Deed	\$190,000	\$151	\$190K
Dec 1, 2000	Resale	Grant Deed	\$122,500	\$98	\$122K
May 17, 2000	Recorded document	Grant Deed			
Apr 9, 1990	Resale	Grant Deed	\$140,000	\$111	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosemont High School	High	9–12	0.1 mi
Albert Einstein Middle School	Middle	7–8	0.6 mi
Golden Empire Elementary School	Elementary	KG–6	1.2 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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