

Single Family Residence **RESIDENTIAL**

4312 ROSECREEK CT

SACRAMENTO, CA 95826

\$440,549 TopHap Estimate · \$396 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,113 ft²

LIVING AREA

0.15 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$441K

\$404K low

\$478K high

Last Sale

\$440,000 · Mar 23, 2026

Est. Owner Equity

\$60,549

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$3,610 (2025)
Assessed Value	\$307,779
Previous Assessed	\$301,745

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

19
FLOOD

49
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
Mar 19, 2026	Resale	Grant Deed	\$440,000	\$395	\$380K
Dec 19, 2016	Resale	Grant Deed	\$260,000	\$234	\$251K
Aug 26, 2008	Resale	Grant Deed	\$150,000	\$135	\$120K
Jul 30, 2008	Foreclosure sale	Trustees Deed	\$161,625	\$145	
Jun 1, 2005	Resale	Grant Deed	\$325,000	\$292	\$260K
Feb 28, 2002	Resale	Grant Deed	\$153,500	\$138	\$158K
Dec 28, 1998	Quitclaim	Quit Claim Transfer			
Apr 28, 1992	Quitclaim	Quit Claim Transfer			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosemont High School	High	9–12	0.3 mi
Albert Einstein Middle School	Middle	7–8	0.5 mi
Golden Empire Elementary School	Elementary	KG–6	1.0 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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