

Single Family Residence **RESIDENTIAL**

9106 ROSEWOOD DR

SACRAMENTO, CA 95826

\$402,883 TopHap Estimate · \$337 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,196 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$403K

\$374K low

\$432K high

Last Sale

\$400,000 · Dec 31, 2024

Est. Owner Equity

\$10,128

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$5,670 (2025)
Assessed Value	\$408,000
Previous Assessed	\$400,000

PROPERTY FACTS

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

CLIMATE RISK

25 FLOOD	40 WILDFIRE	49 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2024	Resale	Grant Deed	\$400,000	\$334	\$393K
Jun 2, 2017	Resale	Grant Deed	\$280,000	\$234	\$224K
Nov 4, 2014	Non-arms-length	Intrafamily Transfer	\$57,000	\$48	\$114K
Sep 3, 2008	Resale	Grant Deed	\$139,000	\$116	\$118K
Oct 2, 2008	Quitclaim	Quit Claim Transfer			
Jul 3, 2008	Non-arms-length	Trustees Deed	\$285,453	\$239	
Sep 8, 2006	Quitclaim	Quit Claim Transfer			
Aug 22, 2005	Financing	Intrafamily Transfer			\$264K
Apr 1, 2004	Quitclaim	Quit Claim Transfer			\$220K
Nov 21, 2001	Resale	Grant Deed	\$157,500	\$132	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.1 mi
Albert Einstein Middle School	Middle	7–8	0.7 mi
Rosemont High School	High	9–12	1.3 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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