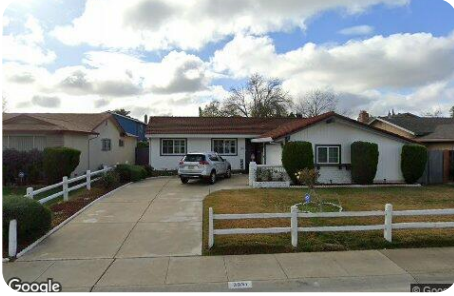


Single Family Residence **RESIDENTIAL**

# 3051 ROSEMONT DR

SACRAMENTO, CA 95826

**\$446,277** TopHap Estimate · \$313 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,428 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$446K**

\$427K low

\$465K high

Est. Owner Equity

**\$396,277**

Loan-to-Value

**11%**

## TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$989 (2025) |
| Assessed Value    | \$77,750     |
| Previous Assessed | \$76,226     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.13                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**25**  
FLOOD

**48**  
WILDFIRE

**49**  
HEAT

**41**  
STORM

**26**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Albert Einstein Middle School       | Middle     | 7–8    | 0.4 mi   |
| James W. Marshall Elementary School | Elementary | KG–6   | 0.4 mi   |
| Rosemont High School                | High       | 9–12   | 0.8 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 | <b>Owner occupied</b> |
|-----------|-----------------------|