

Single Family Residence **RESIDENTIAL**

4316 ROSECREEK CT

SACRAMENTO, CA 95826

\$465,447 TopHap Estimate · \$290 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,606 ft²
LIVING AREA

0.28 ac
LOT SIZE

1980
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$465K

\$430K low

\$501K high

Last Sale

\$130,000 · Jul 19, 1999

Est. Owner Equity

\$399,010

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$2,351 (2025)
Assessed Value	\$203,780
Previous Assessed	\$199,785

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	51 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
Feb 22, 2018	Resale	Grant Deed	\$130,000	\$81	\$80K
Jul 19, 1999	Resale	Grant Deed	\$130,000	\$81	
Oct 3, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosemont High School	High	9–12	0.3 mi
Albert Einstein Middle School	Middle	7–8	0.6 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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