

Single Family Residence **RESIDENTIAL**

# 4318 ROSECREEK CT

SACRAMENTO, CA 95826

**\$463,055** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,718 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$463K**

**\$433K low**

**\$493K high**

Last Sale

**\$104,500 · Oct 4, 1999**

Est. Owner Equity

**\$295,055**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,232 (2025) |
| Assessed Value    | \$186,139      |
| Previous Assessed | \$182,490      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.22                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 54<br>WILDFIRE | 49<br>HEAT | 41<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 14, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 18, 2001 | Quitclaim | Quit Claim Transfer |           |                    | \$128K |
| Oct 4, 1999  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Oct 4, 1999  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Oct 4, 1999  | Resale    | Trustees Deed       | \$104,500 | \$61               | \$90K  |
| Sep 8, 1997  | Resale    | Grant Deed          | \$96,000  | \$56               | \$95K  |

## 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   | 1.1 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 | Absentee owner |
|-----------|----------------|