

Single Family Residence **RESIDENTIAL**

4313 ROSECREEK CT

SACRAMENTO, CA 95826

\$431,797 TopHap Estimate · \$298 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,450 ft²

LIVING AREA

0.15 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$432K

\$409K low

\$455K high

Last Sale

\$225,000 · Nov 25, 2013

Est. Owner Equity

\$213,297

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,310 (2025)
Assessed Value	\$281,324
Previous Assessed	\$275,809

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	Yes

CLIMATE RISK

28 FLOOD	49 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
Nov 14, 2013	Resale	Grant Deed	\$225,000	\$155	\$221K
Jul 1, 2013	Resale	Grant Deed	\$159,000	\$110	
Jul 19, 2007	Recorded document	Grant Deed			
Jul 19, 2007	Financing	Grant Deed			\$218K
Mar 24, 2005	Financing	Intrafamily Transfer			\$205K
Mar 24, 2005	Quitclaim	Quit Claim Transfer			
Aug 25, 2003	Quitclaim	Quit Claim Transfer			\$169K
Oct 9, 2002	Quitclaim	Quit Claim Transfer			\$145K
Sep 6, 1996	Resale	Grant Deed	\$104,000	\$72	\$102K
Jul 29, 1992	Quitclaim	Quit Claim Transfer			\$61K

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

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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