

Single Family Residence **RESIDENTIAL**

4317 ROSECREEK CT

SACRAMENTO, CA 95826

\$462,289 TopHap Estimate · \$288 / ft² · confidence 96 · 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

7

ROOMS

2

PARKING

VALUATION

\$462K

\$441K low

\$483K high

Last Sale

\$168,000 · Dec 6, 2011

Est. Owner Equity

\$193,289

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$2,562 (2025)
Assessed Value	\$215,223
Previous Assessed	\$211,004

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

28
FLOOD

51
WILDFIRE

49
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 29, 2019	Quitclaim	Quit Claim Transfer			\$135K
Nov 26, 2014	Quitclaim	Quit Claim Transfer			\$95K
Nov 13, 2014	Quitclaim	Quit Claim Transfer			
Dec 5, 2011	Quitclaim	Quit Claim Transfer			\$134K
Dec 5, 2011	Quitclaim	Quit Claim Transfer			
Oct 10, 2011	Resale	Grant Deed	\$168,000	\$105	
Aug 16, 2011	Foreclosure sale	Trustees Deed	\$126,962	\$79	
Dec 6, 2001	Recorded document	Grant Deed			

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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