

Single Family Residence **RESIDENTIAL**

# 8917 ROSEWOOD DR

SACRAMENTO, CA 95826

**\$409,056** TopHap Estimate · \$320 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,280 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$409K**

\$395K low

\$423K high

Est. Owner Equity

**\$79,056**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,995 (2025) |
| Assessed Value    | \$341,628      |
| Previous Assessed | \$334,931      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.20                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**10**  
FLOOD

**41**  
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 <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jul 6, 2021  | Financing | Intrafamily Transfer |           |                    |        |
| Jul 6, 2021  | Financing | Intrafamily Transfer |           |                    | \$330K |
| Aug 27, 2012 | Financing | Intrafamily Transfer |           |                    | \$236K |
| Apr 18, 2008 | Resale    | Grant Deed           | \$255,000 | \$199              | \$251K |
| May 11, 2005 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| May 11, 2005 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Nov 28, 1989 | Resale    | Grant Deed           | \$110,500 | \$86               | \$88K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sequoia Elementary School     | Elementary | KG–6   | 0.4 mi   |
| Albert Einstein Middle School | Middle     | 7–8    | 1.1 mi   |

|                             |      |      |        |
|-----------------------------|------|------|--------|
| <b>Rosemont High School</b> | High | 9–12 | 1.7 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> |
|-----------|-----------------------|