

Single Family Residence **RESIDENTIAL**

9012 ROSEWOOD DR

SACRAMENTO, CA 95826

\$364,687 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,144 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$365K

\$346K low

\$384K high

Last Sale

\$310,000 · Sep 18, 2020

Est. Owner Equity

\$116,687

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$4,041 (2025)
Assessed Value	\$342,262
Previous Assessed	\$335,552

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition 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 ²	LOAN
Sep 17, 2020	Resale	Grant Deed	\$310,000	\$271	\$248K
Aug 10, 2020	Quitclaim	Quit Claim Transfer			
Mar 7, 2016	Resale	Grant Deed	\$232,000	\$203	\$220K
Nov 19, 2015	Resale	Grant Deed	\$200,000	\$175	\$196K
Sep 24, 2013	Quitclaim	Quit Claim Transfer			
Aug 19, 2009	Quitclaim	Quit Claim Transfer			
Jul 1, 2009	Recorded document	Grant Deed			
Jun 25, 2009	Resale	Grant Deed	\$149,000	\$130	\$104K
Apr 15, 2009	Resale	Grant Deed	\$90,000	\$79	
Sep 4, 2008	Non-arms-length	Trustees Deed	\$106,500	\$93	

Aug 15, 2005	Quitclaim	Quit Claim Transfer			
Aug 15, 2005	Quitclaim	Quit Claim Transfer			\$225K
Feb 28, 1994	Resale	Grant Deed	\$110,000	\$96	\$83K
Aug 25, 1989	Resale	Grant Deed	\$84,500	\$74	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.2 mi
Albert Einstein Middle School	Middle	7–8	0.9 mi
Rosemont High School	High	9–12	1.5 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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