

Single Family Residence **RESIDENTIAL**

# 9013 ROSEWOOD DR

SACRAMENTO, CA 95826

**\$459,946** TopHap Estimate · \$312 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,472 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$460K**

**\$433K low**

**\$487K high**

Last Sale

**\$294,000 · Jul 24, 2017**

Est. Owner Equity

**\$224,746**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,960 (2025) |
| Assessed Value    | \$341,206      |
| Previous Assessed | \$334,516      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| 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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 18, 2017 | Resale    | Grant Deed          | \$294,000 | \$200              | \$235K |
| Aug 15, 2006 | Quitclaim | Quit Claim Transfer |           |                    |        |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|