

Single Family Residence **RESIDENTIAL**

3450 ROSEMONT DR

SACRAMENTO, CA 95826

\$464,600 TopHap Estimate · \$316 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,472 ft²

LIVING AREA

0.2 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$465K

\$437K low

\$492K high

Last Sale

\$385,000 · Aug 24, 2021

Est. Owner Equity

\$364,600

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$4,932 (2025)
Assessed Value	\$416,734
Previous Assessed	\$408,564

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

40
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
May 16, 2024	Financing	Intrafamily Transfer			\$100K
Aug 2, 2021	Financing	Agreement Of Sale			
Aug 5, 2021	Resale	Grant Deed	\$385,000	\$262	
Nov 15, 2017	Resale	Grant Deed	\$270,000	\$183	\$243K
Jun 7, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.3 mi
Albert Einstein Middle School	Middle	7–8	0.8 mi
Rosemont High School	High	9–12	1.4 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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