

Single Family Residence **RESIDENTIAL**

3194 ROSEMONT DR

SACRAMENTO, CA 95826

\$445,746 TopHap Estimate · \$303 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,472 ft²

LIVING AREA

0.17 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$446K

\$413K low

\$478K high

Last Sale

\$230,000 · Aug 25, 2008

Est. Owner Equity

\$157,746

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,534 (2025)
Assessed Value	\$302,092
Previous Assessed	\$296,169

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

37
FLOOD

43
WILDFIRE

49
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 2014	Financing	Grant Deed			\$229K
Aug 19, 2008	Resale	Grant Deed	\$230,000	\$156	
Aug 18, 2008	Recorded document	Grant Deed			
Nov 24, 1999	Resale	Grant Deed	\$140,000	\$95	\$112K
Oct 27, 1992	Non-arms-length	Grant Deed	\$148,000	\$101	\$133K
Jan 22, 1992	Non-arms-length	Grant Deed	\$63,500	\$43	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert Einstein Middle School	Middle	7–8	0.6 mi
James W. Marshall Elementary School	Elementary	KG–6	0.8 mi
Rosemont High School	High	9–12	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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