

Single Family Residence **RESIDENTIAL**

# 3549 ROSEMONT DR

SACRAMENTO, CA 95826

**\$430,858** TopHap Estimate · \$335 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,288 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$431K**

\$405K low

\$457K high

Last Sale

**\$430,000 · Jan 23, 2026**

Est. Owner Equity

**\$185,858**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,477 (2025) |
| Assessed Value    | \$378,696      |
| Previous Assessed | \$371,272      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

10  
FLOOD

42  
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   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jan 15, 2026 | Resale            | Grant Deed          | \$430,000 | \$334              | \$245K |
| Aug 5, 2020  | Resale            | Grant Deed          | \$343,000 | \$266              | \$337K |
| Aug 5, 2020  | Recorded document | Affidavit Of Death  |           |                    |        |
| Jun 8, 2011  | Resale            | Grant Deed          | \$128,000 | \$99               | \$125K |
| Jan 28, 2009 | Foreclosure sale  | Trustees Deed       | \$195,700 | \$152              |        |
| Aug 8, 2006  | Resale            | Grant Deed          | \$330,000 | \$256              | \$264K |
| Aug 7, 2006  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Oct 31, 2002 | Financing         | Grant Deed          |           |                    | \$111K |
| Jun 18, 1999 | Resale            | Grant Deed          | \$125,000 | \$97               | \$113K |
| Nov 25, 1998 | Resale            | Grant Deed          | \$110,000 | \$85               | \$112K |

|              |                 |                     |          |       |
|--------------|-----------------|---------------------|----------|-------|
| Mar 4, 1998  | Non-arms-length | Trustees Deed       | \$85,285 | \$66  |
| May 20, 1993 | Quitclaim       | Quit Claim Transfer |          | \$78K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sequoia Elementary School     | Elementary | KG–6   | 0.4 mi   |
| Albert Einstein Middle School | Middle     | 7–8    | 0.8 mi   |
| Rosemont High School          | High       | 9–12   | 1.3 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 | Owner occupied |
|-----------|----------------|