

Single Family Residence **RESIDENTIAL**

8940 ROSEWOOD DR

SACRAMENTO, CA 95826

\$356,407 TopHap Estimate · \$364 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

980 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$356K

\$337K low

\$376K high

Last Sale

\$150,000 · Oct 13, 2009

Est. Owner Equity

\$33,741

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,341 (2025)
Assessed Value	\$197,478
Previous Assessed	\$193,607

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	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
Oct 5, 2009	Resale	Grant Deed	\$150,000	\$153	\$147K
May 25, 2005	Resale	Grant Deed	\$287,000	\$293	\$230K
Jul 9, 2004	Resale	Grant Deed	\$223,000	\$228	\$212K
Jun 27, 2003	Non-arms-length	Grant Deed	\$185,000	\$189	\$176K
Jun 29, 2001	Quitclaim	Quit Claim Transfer			\$85K
Oct 11, 2000	Resale	Grant Deed	\$91,000	\$93	\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.4 mi
Albert Einstein Middle School	Middle	7–8	1.0 mi
Rosemont High School	High	9–12	1.6 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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