

Single Family Residence

**RESIDENTIAL**

# 9008 ROSEWOOD DR

SACRAMENTO, CA 95826

**\$473,030**

TopHap Estimate · \$367 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

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

LIVING AREA

**0.16 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$473K**

\$462K low

\$484K high

Last Sale

**\$289,000 · Aug 26, 2016**

Est. Owner Equity

**\$182,639**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,529 (2025) |
| Assessed Value    | \$342,109      |
| Previous Assessed | \$335,402      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 41<br>WILDFIRE | 49<br>HEAT | 41<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Aug 22, 2016 | Resale          | Grant Deed          | \$289,000 | \$224              | \$279K |
| Jan 30, 2006 | Financing       | Grant Deed          |           |                    | \$206K |
| Mar 30, 2005 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Mar 30, 2005 | Resale          | Grant Deed          | \$335,000 | \$260              | \$175K |
| Feb 20, 2004 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Oct 17, 2001 | Resale          | Grant Deed          | \$96,000  | \$75               |        |
| Jul 24, 2001 | Resale          | Trustees Deed       | \$84,450  | \$66               |        |
| Jan 9, 1991  | Non-arms-length | Grant Deed          | \$106,000 | \$82               | \$85K  |

## 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 | Owner occupied |
|-----------|----------------|