

Single Family Residence **RESIDENTIAL**

9045 ROSEWOOD DR

SACRAMENTO, CA 95826

\$424,715 TopHap Estimate · \$355 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,196 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$425K

\$410K low

\$439K high

Last Sale

\$200,000 · Mar 25, 2013

Est. Owner Equity

\$220,715

Loan-to-Value

47%

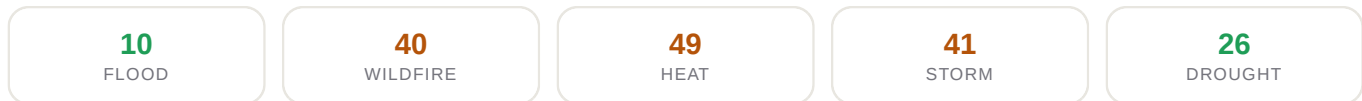
TAX & ASSESSMENT

Property Tax	\$3,015 (2025)
Assessed Value	\$251,199
Previous Assessed	\$246,274

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 14, 2018	Quitclaim	Quit Claim Transfer			\$204K
Mar 20, 2013	Resale	Grant Deed	\$200,000	\$167	\$196K
Mar 20, 2013	Recorded document	Affidavit Of Death			
Jun 13, 2008	Quitclaim	Quit Claim Transfer			
Nov 14, 2007	Financing	Grant Deed			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.1 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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