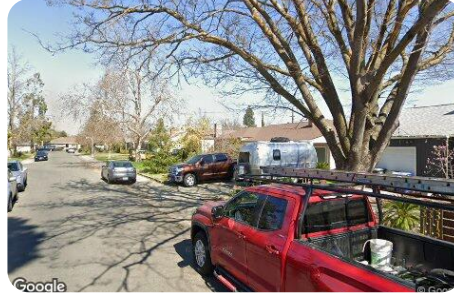


Single Family Residence **RESIDENTIAL**

5311 ROSITA WAY

SACRAMENTO, CA 95822

\$506,583 TopHap Estimate · \$452 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,120 ft²

LIVING AREA

0.15 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$507K

\$486K low

\$527K high

Last Sale

\$460,000 · Oct 11, 2022

Est. Owner Equity

\$506,583

TAX & ASSESSMENT

Property Tax	\$5,864 (2025)
Assessed Value	\$523,155
Previous Assessed	\$487,584

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

19
FLOOD

51
WILDFIRE

49
HEAT

40
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2025	Financing	Intrafamily Transfer			
Oct 6, 2022	Resale	Grant Deed	\$460,000	\$411	
May 19, 2022	Resale	Grant Deed	\$465,000	\$415	\$442K
May 19, 2022	Financing	Intrafamily Transfer			
Jan 14, 2010	Quitclaim	Quit Claim Transfer			
Jan 14, 2010	Quitclaim	Quit Claim Transfer			
Jan 14, 2010	Recorded document	Affidavit Of Death			
Jun 6, 2009	Recorded document	Affidavit Of Death			
May 2, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hollywood Park Elementary School	Elementary	KG–6	0.3 mi
C. K. McClatchy High School	High	9–12	1.5 mi
California Middle School	Middle	7–8	1.8 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 95822

116 CRIME INDEX	86 AIR POLLUTION	46,722 POPULATION	\$73K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------