

Single Family Residence **RESIDENTIAL**

5409 ROSITA WAY

SACRAMENTO, CA 95822

\$603,345 TopHap Estimate · \$285 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,116 ft²

LIVING AREA

0.16 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$603K

\$582K low

\$625K high

Last Sale

\$184,000 · Jun 30, 2000

Est. Owner Equity

\$153,345

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$3,540 (2025)
Assessed Value	\$288,431
Previous Assessed	\$282,776

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

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
Dec 30, 2020	Quitclaim	Quit Claim Transfer			\$450K
Dec 30, 2020	Quitclaim	Quit Claim Transfer			
Oct 22, 2019	Quitclaim	Quit Claim Transfer			
Jun 30, 2000	Resale	Grant Deed	\$184,000	\$87	\$182K
Mar 31, 2000	Non-arms-length	Trustees Deed	\$168,000	\$79	
Jan 12, 1988	Resale	Grant Deed	\$77,000	\$36	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hollywood Park Elementary School	Elementary	KG–6	0.3 mi
C. K. McClatchy High School	High	9–12	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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