

Single Family Residence **RESIDENTIAL**

5400 ROSITA WAY

SACRAMENTO, CA 95822

\$543,440 TopHap Estimate · \$273 / ft² · confidence 98 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,988 ft²

LIVING AREA

0.16 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$543K

\$534K low

\$553K high

Last Sale

\$435,000 · Nov 16, 2020

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax

\$7,421 (2025)

Assessed Value

\$401,933

Previous Assessed

\$394,053

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	No

CLIMATE RISK

19 FLOOD	51 WILDFIRE	49 HEAT	40 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 6, 2020	Non-arms-length	Grant Deed	\$435,000	\$219	\$413K
Nov 13, 2007	Recorded document	Affidavit Of Death			
Nov 13, 2007	Financing	Intrafamily Transfer			\$171K
Jul 29, 2005	Quitclaim	Quit Claim Transfer			
Jul 27, 2005	Quitclaim	Quit Claim Transfer			\$358K
Aug 5, 1999	Quitclaim	Quit Claim Transfer			
Oct 30, 1998	Recorded document	Grant Deed			

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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