

Single Family Residence **RESIDENTIAL**

5408 ROSITA WAY

SACRAMENTO, CA 95822

\$520,089 TopHap Estimate · \$354 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,470 ft²

LIVING AREA

0.16 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$520K

\$474K low

\$566K high

Last Sale

\$265,000 · Jul 11, 2013

Est. Owner Equity

\$355,089

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,031 (2025)
Assessed Value	\$331,338
Previous Assessed	\$324,842

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
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
Nov 5, 2013	Quitclaim	Quit Claim Transfer			
Jul 1, 2013	Resale	Grant Deed	\$265,000	\$180	\$165K
Apr 24, 2013	Recorded document	Affidavit Of Death			
Aug 9, 2005	Quitclaim	Quit Claim Transfer			
Apr 24, 2013	Quitclaim	Quit Claim Transfer			
Apr 24, 2013	Recorded document	Affidavit Of Death			

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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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