

Single Family Residence **RESIDENTIAL**

# 3940 ROSEMARY CIR

SACRAMENTO, CA 95821

**\$467,355** TopHap Estimate · \$365 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,280 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1953**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$467K**

\$445K low

\$489K high

Last Sale

**\$235,000 · Jul 21, 2014**

Est. Owner Equity

**\$77,155**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,338 (2025) |
| Assessed Value    | \$288,070      |
| Previous Assessed | \$282,423      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.22                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**10**  
FLOOD

**63**  
WILDFIRE

**52**  
HEAT

**45**  
STORM

**26**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jul 16, 2014 | Resale            | Grant Deed          | \$235,000 | \$184              | \$223K |
| May 14, 2014 | Recorded document | Affidavit Of Death  |           |                    |        |
| May 24, 2004 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Nov 9, 1992  | Resale            | Grant Deed          | \$120,000 | \$94               | \$82K  |
| May 12, 1989 | Resale            | Grant Deed          | \$93,000  | \$73               | \$84K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Mira Loma High School            | High       | 9–12   | 0.1 mi   |
| Whitney Avenue Elementary School | Elementary | KG–5   | 0.4 mi   |
| Arcade Middle School             | Middle     | 6–8    | 0.5 mi   |

District: San Juan 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 95821

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>131</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>41,536</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|