

Single Family Residence **RESIDENTIAL**

3944 ROSEMARY CIR

SACRAMENTO, CA 95821

\$555,587 TopHap Estimate · \$236 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,356 ft²

LIVING AREA

0.21 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$556K

\$525K low

\$586K high

Last Sale

\$285,000 · Oct 1, 2009

Est. Owner Equity

\$380,587

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,351 (2025)
Assessed Value	\$375,092
Previous Assessed	\$367,738

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

56
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 ²	LOAN
Dec 12, 2012	Quitclaim	Quit Claim Transfer			
Dec 12, 2012	Quitclaim	Quit Claim Transfer			\$186K
Dec 3, 2010	Quitclaim	Quit Claim Transfer			
Sep 28, 2009	Resale	Grant Deed	\$285,000	\$121	\$199K
Jun 3, 2004	Quitclaim	Quit Claim Transfer			
Jul 29, 2003	Resale	Grant Deed	\$215,000	\$91	\$172K
Jul 29, 2003	Quitclaim	Quit Claim Transfer			
Jul 11, 2000	Resale	Grant Deed	\$147,000	\$62	\$147K

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

131 CRIME INDEX	89 AIR POLLUTION	41,536 POPULATION	\$67K 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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