

Single Family Residence **RESIDENTIAL**

8961 ROSEWOOD DR

SACRAMENTO, CA 95826

\$451,058 TopHap Estimate · \$351 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,284 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$451K

\$432K low

\$471K high

Last Sale

\$155,000 · Jun 18, 2010

Est. Owner Equity

\$238,258

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,513 (2025)
Assessed Value	\$204,064
Previous Assessed	\$200,064

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

41
WILDFIRE

49
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2022	Financing	Intrafamily Transfer			\$213K
Apr 1, 2022	Financing	Intrafamily Transfer			
May 7, 2010	Resale	Grant Deed	\$155,000	\$121	\$162K
Mar 29, 2010	Non-arms-length	Trustees Deed	\$280,000	\$218	
Jul 25, 2007	Quitclaim	Quit Claim Transfer			
Apr 6, 2007	Resale	Grant Deed	\$260,000	\$202	\$260K
Feb 27, 2001	Resale	Grant Deed	\$51,000	\$40	\$110K
Nov 5, 1997	Resale	Grant Deed	\$25,000	\$19	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.3 mi
Albert Einstein Middle School	Middle	7–8	1.0 mi
Rosemont High School	High	9–12	1.5 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 95826

112 CRIME INDEX	90 AIR POLLUTION	43,134 POPULATION	\$77K 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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