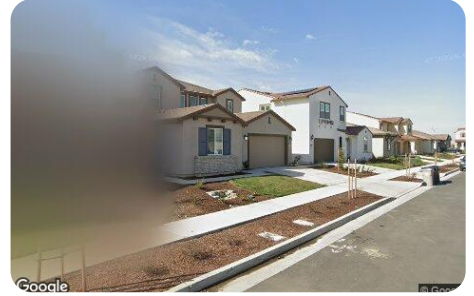
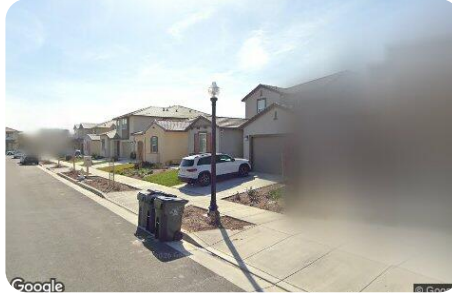


Single Family Residence **RESIDENTIAL**

# 5931 ROSALEE ST

SACRAMENTO, CA 95835

**\$787,094** TopHap Estimate · \$289 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,727 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2022**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$787K**

**\$736K low**

**\$838K high**

Last Sale

**\$745,000 · Sep 27, 2022**

Est. Owner Equity

**\$787,094**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,918 (2025) |
| Assessed Value    | \$790,597       |
| Previous Assessed | \$775,097       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.12                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

**94**  
FLOOD

**82**  
WILDFIRE

**53**  
HEAT

**38**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE        | \$/FT² | LOAN   |
|--------------|-----------|----------------------|--------------|--------|--------|
| Sep 4, 2024  | Financing | Intrafamily Transfer |              |        |        |
| Sep 15, 2022 | Resale    | Grant Deed           | \$745,000    | \$273  | \$670K |
| Dec 7, 2021  | Resale    | Grant Deed           | \$18,109,500 | \$6641 |        |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Northlake TK-8 School | Elementary | KG–8   | 0.9 mi   |
| Rio Linda High School | High       | 9–12   | 6.1 mi   |

District: Twin Rivers 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 95835

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>39</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>41,388</b><br>POPULATION | <b>\$113K</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>Absentee owner</b> |
|-----------|-----------------------|