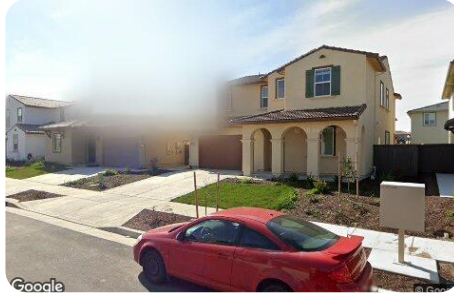


Single Family Residence **RESIDENTIAL**

# 5961 ROSALEE ST

SACRAMENTO, CA 95835

**\$798,131** TopHap Estimate · \$251 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,180 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2022**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$798K**

\$747K low

\$850K high

Last Sale

**\$720,000 · Feb 3, 2023**

Est. Owner Equity

**\$222,131**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,719 (2025) |
| Assessed Value    | \$764,067       |
| Previous Assessed | \$749,087       |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 94<br>FLOOD | 81<br>WILDFIRE | 53<br>HEAT | 38<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE        | \$/FT² | LOAN   |
|-------------|--------|------------|--------------|--------|--------|
| Jan 3, 2023 | Resale | Grant Deed | \$720,000    | \$226  | \$576K |
| Mar 8, 2022 | Resale | Grant Deed | \$27,710,500 | \$8714 |        |

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