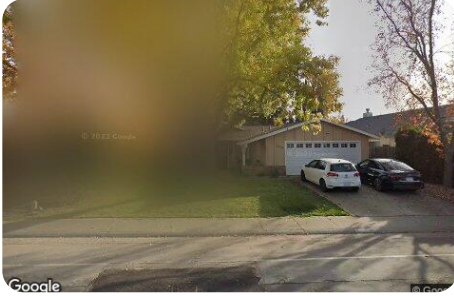


Single Family Residence **RESIDENTIAL**

# 3039 ROSEMONT DR

SACRAMENTO, CA 95826

**\$427,891** TopHap Estimate · \$336 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,274 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$428K**

\$402K low

\$453K high

Last Sale

**\$353,000 · Jun 12, 2020**

Est. Owner Equity

**\$88,391**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,562 (2025) |
| Assessed Value    | \$393,773      |
| Previous Assessed | \$386,053      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**25**  
FLOOD

**48**  
WILDFIRE

**49**  
HEAT

**41**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 7, 2020  | Resale    | Grant Deed          | \$353,000 | \$277              | \$340K |
| Sep 25, 2019 | Quitclaim | Quit Claim Transfer |           |                    | \$298K |
| Apr 9, 2018  | Resale    | Grant Deed          | \$330,000 | \$259              | \$297K |
| Oct 13, 2016 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Nov 16, 2004 | Quitclaim | Quit Claim Transfer |           |                    | \$240K |
| Mar 2, 2004  | Resale    | Grant Deed          | \$234,000 | \$184              | \$187K |
| Sep 30, 2002 | Financing | Grant Deed          |           |                    | \$76K  |
| Sep 25, 2000 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 20, 2000 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 16, 1998 | Quitclaim | Quit Claim Transfer |           |                    | \$76K  |
| Feb 21, 1995 | Quitclaim | Quit Claim Transfer |           |                    |        |

|                     |                 |            |           |      |       |
|---------------------|-----------------|------------|-----------|------|-------|
| <b>May 26, 1994</b> | Resale          | Grant Deed | \$100,000 | \$78 | \$80K |
| <b>Mar 2, 1994</b>  | Non-arms-length | Grant Deed | \$3,500   | \$3  |       |
| <b>Jul 21, 1988</b> | Resale          | Grant Deed | \$75,500  | \$59 | \$76K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>James W. Marshall Elementary School</b> | Elementary | KG–6   | 0.4 mi   |
| <b>Albert Einstein Middle School</b>       | Middle     | 7–8    | 0.4 mi   |
| <b>Rosemont High School</b>                | High       | 9–12   | 0.8 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>43,134</b><br>POPULATION | <b>\$77K</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> |
|-----------|-----------------------|