

Single Family Residence **RESIDENTIAL**

4309 ROSECREST WAY

SACRAMENTO, CA 95826

\$452,031 TopHap Estimate · \$312 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,450 ft²

LIVING AREA

0.16 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$452K

\$407K low

\$497K high

Last Sale

\$450,000 · Jun 30, 2025

Est. Owner Equity

\$102,031

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,293 (2025)
Assessed Value	\$459,000
Previous Assessed	\$447,429

PROPERTY FACTS

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

CLIMATE RISK

10
FLOOD

59
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
Jun 24, 2025	Financing	Intrafamily Transfer			
Jun 24, 2025	Resale	Grant Deed	\$450,000	\$310	\$350K
Oct 19, 2018	Quitclaim	Quit Claim Transfer			
Oct 18, 2005	Recorded document	Grant Deed			
Jan 11, 2005	Non-arms-length	Intrafamily Transfer	\$321,000	\$221	\$257K
Dec 9, 2003	Quitclaim	Quit Claim Transfer			\$182K
Oct 14, 1998	Resale	Grant Deed	\$100,000	\$69	\$80K
Jul 2, 1998	Foreclosure sale	Trustees Deed	\$35,998	\$25	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosemont High School	High	9–12	0.2 mi
Albert Einstein Middle School	Middle	7–8	0.6 mi
Golden Empire Elementary School	Elementary	KG–6	1.2 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	Absentee owner
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