

Single Family Residence **RESIDENTIAL**

9420 ROSEPORT WAY

SACRAMENTO, CA 95826

\$408,065 TopHap Estimate · \$321 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,270 ft²
LIVING AREA

0.13 ac
LOT SIZE

1980
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$408K

\$391K low

\$425K high

Last Sale

\$125,000 · Nov 9, 2000

Est. Owner Equity

\$192,245

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,913 (2025)
Assessed Value	\$253,382
Previous Assessed	\$248,414

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

31
FLOOD

45
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
Feb 26, 2004	Financing	Grant Deed			\$182K
Nov 9, 2000	Resale	Grant Deed	\$125,000	\$98	\$124K
Mar 11, 1994	Resale	Grant Deed	\$109,000	\$86	\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosemont High School	High	9–12	0.3 mi
Albert Einstein Middle School	Middle	7–8	0.5 mi
Golden Empire Elementary School	Elementary	KG–6	1.0 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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