

Single Family Residence

**RESIDENTIAL**

# 8957 ROSEWOOD DR

SACRAMENTO, CA 95826

**\$350,958**

TopHap Estimate · \$358 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**980 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$351K**

\$341K low

\$360K high

Last Sale

**\$294,000 · Jul 12, 2019**

Est. Owner Equity

**\$62,284**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,899 (2025) |
| Assessed Value    | \$327,958      |
| Previous Assessed | \$321,528      |

## 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<br>FLOOD | 41<br>WILDFIRE | 49<br>HEAT | 41<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jul 11, 2019 | Resale            | Grant Deed          | \$294,000 | \$300              | \$289K |
| Jul 7, 2015  | Resale            | Grant Deed          | \$175,000 | \$179              |        |
| May 6, 2014  | Recorded document | Grant Deed          |           |                    |        |
| Dec 31, 2012 | Resale            | Grant Deed          | \$95,000  | \$97               |        |
| Oct 6, 2008  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Sep 23, 2004 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Sep 17, 2004 | Quitclaim         | Quit Claim Transfer |           |                    | \$150K |
| Dec 2, 2003  | Resale            | Grant Deed          | \$182,000 | \$186              |        |
| May 27, 1999 | Resale            | Grant Deed          | \$90,000  | \$92               | \$90K  |
| Oct 20, 1988 | Quitclaim         | Quit Claim Transfer |           |                    | \$53K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sequoia Elementary School     | Elementary | KG–6   | 0.3 mi   |
| Albert Einstein Middle School | Middle     | 7–8    | 1.0 mi   |
| Rosemont High School          | High       | 9–12   | 1.6 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 | Owner occupied |
|-----------|----------------|