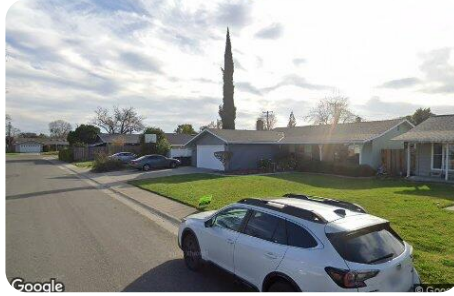


Single Family Residence **RESIDENTIAL**

9156 ROSEWOOD DR

SACRAMENTO, CA 95826

\$453,893 TopHap Estimate · \$380 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,196 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$454K

\$419K low

\$489K high

Last Sale

\$462,000 · Feb 20, 2024

Est. Owner Equity

\$368,893

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$5,528 (2025)
Assessed Value	\$480,664
Previous Assessed	\$471,240

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

30
FLOOD

40
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 ²	LOAN
Feb 9, 2024	Resale	Grant Deed	\$462,000	\$386	\$85K
Feb 13, 2024	Financing	Intrafamily Transfer			
Mar 22, 2021	Financing	Intrafamily Transfer			\$313K
May 30, 2017	Quitclaim	Quit Claim Transfer			\$229K
Jul 15, 2014	Resale	Grant Deed	\$220,000	\$184	\$209K
Jun 9, 2014	Resale	Grant Deed	\$20,000	\$17	\$75K
May 15, 2014	Quitclaim	Quit Claim Transfer			
May 15, 2014	Resale	Grant Deed	\$35,000	\$29	
Jun 6, 2012	Quitclaim	Quit Claim Transfer			
Jan 9, 2012	Quitclaim	Quit Claim Transfer			

Jan 9, 2012	Resale	Grant Deed	\$129,000	\$108	
Jun 28, 2005	Resale	Grant Deed	\$335,000	\$280	\$241K
Oct 24, 2003	Resale	Grant Deed	\$230,000	\$192	\$184K
Aug 14, 2001	Financing	Grant Deed			\$130K
Oct 3, 1997	Resale	Grant Deed	\$88,500	\$74	\$87K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.2 mi
Albert Einstein Middle School	Middle	7–8	0.7 mi
Rosemont High School	High	9–12	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	Owner occupied
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