

Single Family Residence **RESIDENTIAL**

1744 ROSALIND ST

SACRAMENTO, CA 95838

\$282,226 TopHap Estimate · \$450 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

1

BATHS

627 ft²

LIVING AREA

0.11 ac

LOT SIZE

1946

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$282K

\$258K low

\$307K high

Last Sale

\$222,500 · Aug 12, 2005

Est. Owner Equity

\$66,476

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,302 (2025)
Assessed Value	\$282,000
Previous Assessed	\$276,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

35
FLOOD

46
WILDFIRE

51
HEAT

44
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2025	Financing	Intrafamily Transfer			
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Aug 9, 2005	Resale	Grant Deed	\$222,500	\$355	\$216K
Jul 6, 2004	Recorded document	Grant Deed			
Jul 6, 2004	Quitclaim	Quit Claim Transfer			\$101K
Aug 1, 2003	Quitclaim	Quit Claim Transfer			
Apr 2, 2003	Financing	Grant Deed			\$90K
Feb 14, 2002	Quitclaim	Quit Claim Transfer			
Feb 14, 2002	Resale	Grant Deed	\$51,000	\$81	
Jun 1, 2000	Resale	Grant Deed	\$20,000	\$32	
Jul 28, 1997	Non-arms-length	Grant Deed	\$20,000	\$32	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Michael J. Castori Elementary School	Elementary	KG–6	0.2 mi
Grant Union High School	High	9–12	0.6 mi
Martin Luther King Jr. Technology Academy	Middle	7–8	1.5 mi

District: Twin Rivers 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 95838

89 CRIME INDEX	87 AIR POLLUTION	41,567 POPULATION	\$57K 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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