

Single Family Residence

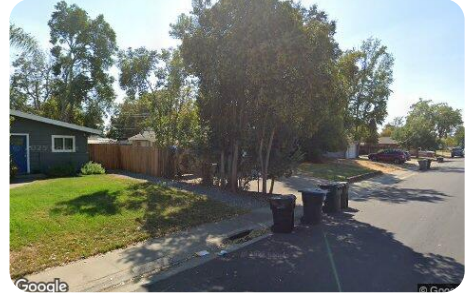
RESIDENTIAL

8952 ROSEWOOD DR

SACRAMENTO, CA 95826

\$370,470

TopHap Estimate · \$358 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,035 ft²

LIVING AREA

0.16 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$370K

\$350K low

\$391K high

Last Sale

\$161,000 · Nov 20, 2001

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$5,254 (2025)
Assessed Value	\$294,178
Previous Assessed	\$288,411

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

41
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
Sep 24, 2021	Financing	Intrafamily Transfer			\$287K
Aug 2, 2019	Quitclaim	Quit Claim Transfer			\$240K
Oct 10, 2018	Quitclaim	Quit Claim Transfer			
Nov 20, 2001	Resale	Grant Deed	\$161,000	\$156	\$159K
Jul 9, 2001	Resale	Grant Deed	\$117,000	\$113	\$87K
May 17, 2001	Quitclaim	Quit Claim Transfer			
May 16, 2001	Quitclaim	Quit Claim Transfer			\$235K
Mar 9, 2001	Resale	Grant Deed	\$90,000	\$87	\$80K
Jun 18, 1990	Resale	Grant Deed	\$120,000	\$116	\$75K

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

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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