

Single Family Residence **RESIDENTIAL**

# 9492 ROSEPORT WAY

SACRAMENTO, CA 95826

**\$551,875** TopHap Estimate · \$267 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**2,066 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1982**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$552K**

\$513K low

\$590K high

Last Sale

**\$450,000 · Sep 15, 2020**

Est. Owner Equity

**\$146,875**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,751 (2025) |
| Assessed Value    | \$496,833      |
| Previous Assessed | \$487,092      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**10**  
FLOOD

**46**  
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 <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Jul 12, 2020 | Resale          | Grant Deed          | \$450,000 | \$218              | \$405K |
| Sep 10, 2020 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Sep 11, 2020 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Jan 16, 2020 | Resale          | Grant Deed          | \$353,000 | \$171              |        |
| Aug 7, 2013  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Jan 15, 2013 | Non-arms-length | Trustees Deed       | \$170,500 | \$83               |        |
| Oct 31, 2006 | Quitclaim       | Quit Claim Transfer |           |                    | \$309K |
| Dec 29, 2006 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Sep 20, 2005 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Aug 19, 2005 | Quitclaim       | Quit Claim Transfer |           |                    |        |

|                     |                 |                     |           |      |        |
|---------------------|-----------------|---------------------|-----------|------|--------|
| <b>Dec 24, 2003</b> | Quitclaim       | Quit Claim Transfer |           |      |        |
| <b>Apr 30, 1999</b> | Resale          | Grant Deed          | \$115,000 | \$56 | \$104K |
| <b>Mar 5, 1999</b>  | Non-arms-length | Trustees Deed       | \$115,775 | \$56 |        |
| <b>Sep 22, 1998</b> | Quitclaim       | Quit Claim Transfer |           |      |        |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Rosemont High School</b>            | High       | 9–12   | 0.1 mi   |
| <b>Albert Einstein Middle School</b>   | Middle     | 7–8    | 0.5 mi   |
| <b>Golden Empire Elementary School</b> | Elementary | KG–6   | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | <b>Owner occupied</b> |
|-----------|-----------------------|