

Single Family Residence **RESIDENTIAL**

8969 ROSEWOOD DR

SACRAMENTO, CA 95826

\$486,564 TopHap Estimate · \$264 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3
BATHS

1,843 ft²
LIVING AREA

0.19 ac
LOT SIZE

1958
YEAR BUILT

1
STORIES

7
ROOMS

1
PARKING

VALUATION

\$487K

\$471K low

\$502K high

Est. Owner Equity

\$456,564

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$5,184 (2025)
Assessed Value	\$218,181
Previous Assessed	\$213,904

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
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
Jan 5, 1994	Quitclaim	Quit Claim Transfer			\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sequoia Elementary School	Elementary	KG–6	0.3 mi
Albert Einstein Middle School	Middle	7–8	0.9 mi
Rosemont High School	High	9–12	1.5 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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