

Single Family Residence

RESIDENTIAL

3174 ROSEMONT DR

SACRAMENTO, CA 95826

\$445,806 TopHap Estimate · \$300 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,487 ft²

LIVING AREA

0.17 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$446K

\$425K low

\$467K high

Est. Owner Equity

\$425,806

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$1,316 (2025)
Assessed Value	\$107,158
Previous Assessed	\$105,058

PROPERTY FACTS

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

CLIMATE RISK

25
FLOOD

43
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
Nov 23, 1992	Quitclaim	Quit Claim Transfer			\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Albert Einstein Middle School	Middle	7–8	0.5 mi
James W. Marshall Elementary School	Elementary	KG–6	0.8 mi
Rosemont High School	High	9–12	1.1 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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