

Single Family Residence

RESIDENTIAL

9448 ROSEPORT WAY

SACRAMENTO, CA 95826

\$415,469

TopHap Estimate · \$327 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,270 ft²

LIVING AREA

0.14 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$415K

\$406K low

\$425K high

Last Sale

\$195,000 · Sep 17, 2013

Est. Owner Equity

\$127,469

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,805 (2025)
Assessed Value	\$243,810
Previous Assessed	\$239,030

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	44 WILDFIRE	49 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2013	Resale	Grant Deed	\$195,000	\$154	\$191K
Aug 6, 2012	Resale	Grant Deed	\$157,000	\$124	\$152K
Apr 16, 2012	Non-arms-length	Trustees Deed	\$118,500	\$93	
Mar 21, 2006	Resale	Grant Deed	\$329,000	\$259	\$263K
Mar 21, 2006	Quitclaim	Quit Claim Transfer			
Mar 22, 2004	Resale	Grant Deed	\$259,000	\$204	\$246K
Dec 5, 2003	Resale	Grant Deed	\$195,000	\$154	\$156K
Oct 16, 1989	Non-arms-length	Trustees Deed	\$37,500	\$30	
Oct 16, 1989	Resale	Trustees Deed	\$37,500	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosemont High School	High	9–12	0.3 mi
Albert Einstein Middle School	Middle	7–8	0.5 mi
Golden Empire Elementary School	Elementary	KG–6	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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