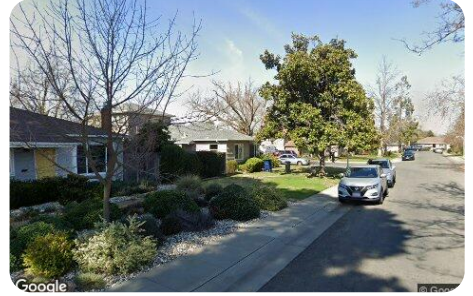
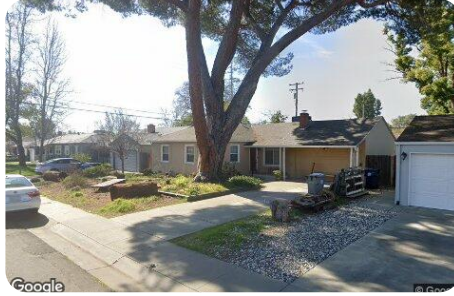


Single Family Residence **RESIDENTIAL**

5310 ROSITA WAY

SACRAMENTO, CA 95822

\$512,060 TopHap Estimate · \$435 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,176 ft²

LIVING AREA

0.15 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$512K

\$493K low

\$531K high

Last Sale

\$231,000 · Mar 7, 2014

Est. Owner Equity

\$315,060

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,447 (2025)
Assessed Value	\$288,823
Previous Assessed	\$283,161

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

19
FLOOD

51
WILDFIRE

49
HEAT

40
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 4, 2014	Resale	Grant Deed	\$231,000	\$196	\$219K
Nov 1, 2006	Resale	Grant Deed	\$327,000	\$278	\$177K
Nov 7, 2005	Resale	Grant Deed	\$327,000	\$278	\$262K
Jan 11, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hollywood Park Elementary School	Elementary	KG–6	0.3 mi
C. K. McClatchy High School	High	9–12	1.5 mi
California Middle School	Middle	7–8	1.8 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 95822

116 CRIME INDEX	86 AIR POLLUTION	46,722 POPULATION	\$73K 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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