

Single Family Residence **RESIDENTIAL**

5301 ROSITA WAY

SACRAMENTO, CA 95822

\$491,414 TopHap Estimate · \$471 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,044 ft²

LIVING AREA

0.15 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$491K

\$453K low

\$530K high

Last Sale

\$434,500 · Aug 3, 2020

Est. Owner Equity

\$102,614

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,554 (2025)
Assessed Value	\$479,719
Previous Assessed	\$470,314

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 23, 2026	Financing	Intrafamily Transfer			
Jul 27, 2020	Resale	Grant Deed	\$434,500	\$416	\$389K
Jan 5, 2017	Quitclaim	Quit Claim Transfer			
Jan 5, 2017	Resale	Grant Deed	\$360,000	\$345	\$353K
Dec 4, 2009	Resale	Grant Deed	\$223,000	\$214	\$219K
Jul 1, 2009	Non-arms-length	Trustees Deed	\$146,476	\$140	
Aug 30, 2005	Resale	Grant Deed	\$375,000	\$359	\$239K
Aug 27, 1996	Resale	Grant Deed	\$87,500	\$84	\$90K

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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