

Single Family Residence **RESIDENTIAL**

74 ROSIER CIR

SACRAMENTO, CA 95833

\$522,963 TopHap Estimate · \$361 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,450 ft²

LIVING AREA

4,095 ft²

LOT SIZE

1999

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$523K

\$502K low

\$544K high

Last Sale

\$372,000 · Apr 26, 2007

Est. Owner Equity

\$199,963

Loan-to-Value

61%

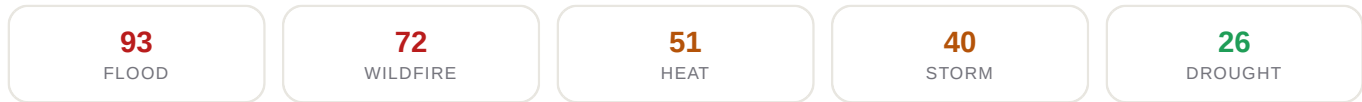
TAX & ASSESSMENT

Property Tax	\$6,017 (2025)
Assessed Value	\$508,353
Previous Assessed	\$498,386

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2007	Resale	Grant Deed	\$372,000	\$257	\$372K
Jan 16, 2003	Quitclaim	Quit Claim Transfer			\$174K
Feb 14, 2000	Resale	Grant Deed	\$173,000	\$119	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Two Rivers Elementary School	Elementary	KG–5	0.8 mi
Natomas High School	High	9–12	1.6 mi
Natomas Middle School	Middle	6–8	3.4 mi

District: Natomas 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K 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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