

Single Family Residence **RESIDENTIAL**

44 ROSIER CIR

SACRAMENTO, CA 95833

\$528,684 TopHap Estimate · \$365 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,450 ft²
LIVING AREA

4,053 ft²
LOT SIZE

1999
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$529K

\$506K low

\$551K high

Last Sale

\$360,000 · Sep 18, 2017

Est. Owner Equity

\$131,884

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$3,080 (2025)
Assessed Value	\$417,805
Previous Assessed	\$409,614

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

92 FLOOD	61 WILDFIRE	51 HEAT	40 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2017	Quitclaim	Quit Claim Transfer			
Sep 12, 2017	Resale	Grant Deed	\$360,000	\$248	\$351K
May 23, 2014	Financing	Intrafamily Transfer			\$210K
Jul 11, 2008	Resale	Grant Deed	\$245,000	\$169	\$233K
Jan 11, 2005	Resale	Grant Deed	\$395,000	\$272	\$345K
Dec 29, 2000	Resale	Grant Deed	\$219,500	\$151	\$213K
May 4, 1999	Resale	Grant Deed	\$178,000	\$123	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Two Rivers Elementary School	Elementary	KG–5	0.8 mi
Natomas High School	High	9–12	1.7 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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