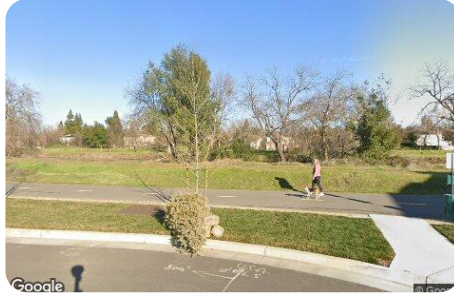
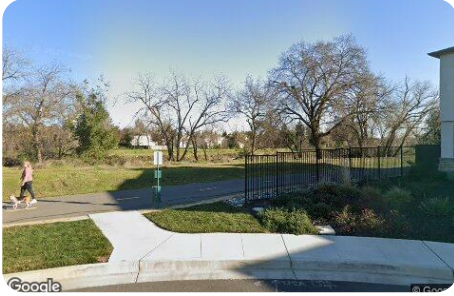


Single Family Residence **RESIDENTIAL**

56 ROSSIGNOL CIR

SACRAMENTO, CA 95833

\$613,223 TopHap Estimate · \$309 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,985 ft²

LIVING AREA

4,208 ft²

LOT SIZE

2000

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$613K

\$591K low

\$636K high

Last Sale

\$509,000 · Jun 17, 2021

Est. Owner Equity

\$206,023

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$9,165 (2025)
Assessed Value	\$561,973
Previous Assessed	\$550,955

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

92 FLOOD	64 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
Jun 10, 2021	Resale	Grant Deed	\$509,000	\$256	\$407K

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	3.5 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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