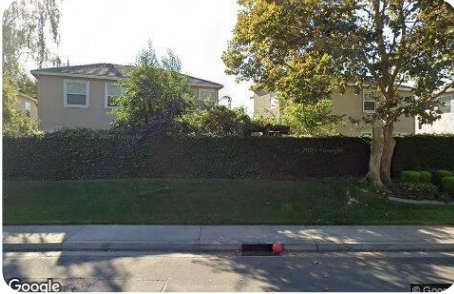


Single Family Residence **RESIDENTIAL**

80 ROSIER CIR

SACRAMENTO, CA 95833

\$607,087 TopHap Estimate · \$306 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,985 ft²

LIVING AREA

4,282 ft²

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$607K

\$580K low

\$634K high

Last Sale

\$370,000 · Nov 18, 2016

Est. Owner Equity

\$268,237

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,382 (2025)
Assessed Value	\$437,999
Previous Assessed	\$429,411

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

93
FLOOD

72
WILDFIRE

51
HEAT

40
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2016	Resale	Grant Deed	\$370,000	\$186	\$352K
Oct 1, 2008	Resale	Grant Deed	\$265,000	\$134	\$260K
Jun 30, 2008	Foreclosure sale	Trustees Deed	\$180,700	\$91	
Jun 3, 2005	Resale	Grant Deed	\$495,000	\$249	\$396K
Oct 15, 2004	Resale	Grant Deed	\$436,000	\$220	\$349K
Oct 13, 2004	Quitclaim	Quit Claim Transfer			
Oct 13, 2004	Quitclaim	Quit Claim Transfer			
Aug 7, 2003	Quitclaim	Quit Claim Transfer			
Nov 2, 2001	Non-arms-length	Grant Deed	\$195,000	\$98	\$110K
Jul 3, 2001	Quitclaim	Quit Claim Transfer			
May 4, 2001	Quitclaim	Quit Claim Transfer			
Mar 6, 2000	Resale	Grant Deed	\$191,000	\$96	\$153K

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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