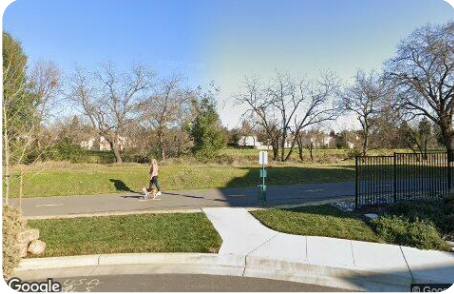


Single Family Residence **RESIDENTIAL**

45 ROSSIGNOL CIR

SACRAMENTO, CA 95833

\$550,000 TopHap Estimate · \$417 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,320 ft²

LIVING AREA

4,035 ft²

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$550K

\$529K low

\$571K high

Last Sale

\$265,000 · May 29, 2015

Est. Owner Equity

\$336,000

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$4,060 (2025)
Assessed Value	\$324,852
Previous Assessed	\$318,483

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

91 FLOOD	74 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
Mar 17, 2022	Financing	Intrafamily Transfer			
Dec 15, 2020	Recorded document	Grant Deed			
May 27, 2015	Resale	Grant Deed	\$265,000	\$201	\$234K
Jun 18, 2004	Resale	Grant Deed	\$325,000	\$246	\$260K
May 27, 2003	Resale	Grant Deed	\$264,000	\$200	\$211K
Apr 11, 2000	Resale	Grant Deed	\$167,500	\$127	\$159K

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

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	Absentee owner
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