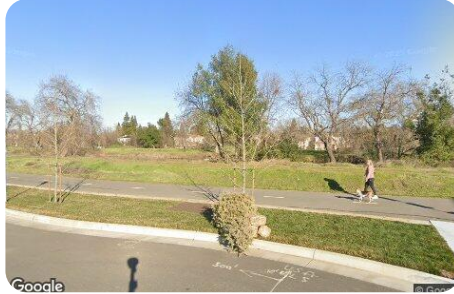
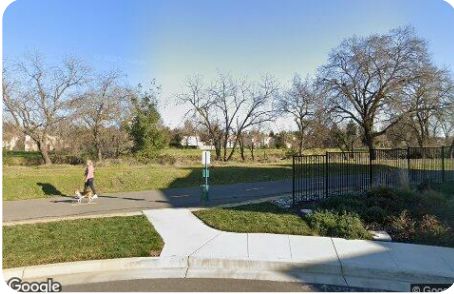


Single Family Residence **RESIDENTIAL**

44 ROSSIGNOL CIR

SACRAMENTO, CA 95833

\$527,822 TopHap Estimate · \$364 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,450 ft²

LIVING AREA

4,276 ft²

LOT SIZE

1999

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$528K

\$490K low

\$566K high

Last Sale

\$550,000 · Aug 8, 2024

Est. Owner Equity

\$176,628

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,608 (2025)
Assessed Value	\$561,000
Previous Assessed	\$550,000

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	71 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 6, 2024	Resale	Grant Deed	\$550,000	\$379	\$344K
Aug 15, 2019	Quitclaim	Quit Claim Transfer			
May 26, 2006	Quitclaim	Quit Claim Transfer			
Oct 11, 2005	Quitclaim	Quit Claim Transfer			
Jun 14, 2005	Resale	Individual Deed	\$417,000	\$288	\$217K
Nov 21, 2001	Resale	Grant Deed	\$235,000	\$162	\$215K
Apr 25, 2000	Resale	Grant Deed	\$180,000	\$124	\$179K

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	Owner occupied
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