

Single Family Residence **RESIDENTIAL**

32 ROSIER CIR

SACRAMENTO, CA 95833

\$523,454 TopHap Estimate · \$361 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,450 ft²

LIVING AREA

0.11 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$523K

\$499K low

\$547K high

Last Sale

\$183,000 · Feb 8, 2012

Est. Owner Equity

\$379,454

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,953 (2025)
Assessed Value	\$234,442
Previous Assessed	\$229,846

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.11
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
Apr 29, 2025	Financing	Intrafamily Transfer			
Feb 2, 2012	Recorded document	Grant Deed			
Feb 2, 2012	Resale	Grant Deed	\$183,000	\$126	\$144K
Jan 11, 2012	Quitclaim	Quit Claim Transfer			
Dec 21, 2011	Foreclosure sale	Trustees Deed	\$133,300	\$92	
Apr 30, 2001	Resale	Grant Deed	\$230,000	\$159	\$218K
Apr 27, 1999	Resale	Grant Deed	\$165,000	\$114	\$183K

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.

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 NEIGHBORHOOD · ZIP 95833

98

CRIME INDEX

82

AIR POLLUTION

39,879

POPULATION

\$85K

MEDIAN IN-COME

61°F

AVG TEMP

78%

SUNSHINE

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

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 OWNERSHIP

Occupancy

Owner occupied