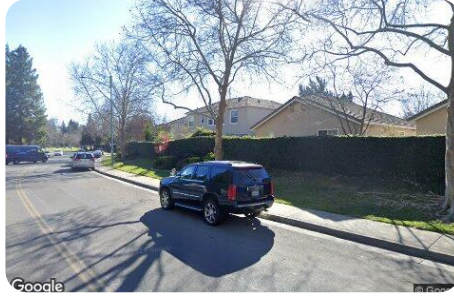


Single Family Residence **RESIDENTIAL**

# 69 ROSIER CIR

SACRAMENTO, CA 95833

**\$526,861** TopHap Estimate · \$363 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,450 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$527K**

\$505K low

\$548K high

Last Sale

**\$355,000 · Feb 28, 2019**

Est. Owner Equity

**\$526,861**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,848 (2025) |
| Assessed Value    | \$403,810      |
| Previous Assessed | \$395,893      |

## 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

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>92</b><br>FLOOD | <b>61</b><br>WILDFIRE | <b>51</b><br>HEAT | <b>40</b><br>STORM | <b>26</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|---------------------|--------|------------|-----------|--------|--------|
| <b>Feb 25, 2019</b> | Resale | Grant Deed | \$355,000 | \$245  |        |
| <b>Sep 25, 2001</b> | Resale | Grant Deed | \$240,000 | \$166  | \$228K |
| <b>Jan 13, 2000</b> | Resale | Grant Deed | \$184,500 | \$127  | \$147K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>Two Rivers Elementary School</b> | Elementary | KG–5   | 0.8 mi   |
| <b>Natomas High School</b>          | High       | 9–12   | 1.6 mi   |
| <b>Natomas Middle School</b>        | 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>39,879</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|