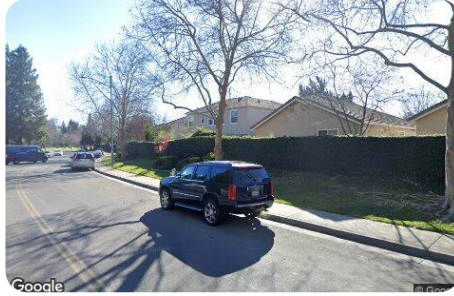


Single Family Residence **RESIDENTIAL**

71 ROSIER CIR

SACRAMENTO, CA 95833

\$515,254 TopHap Estimate · \$390 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,320 ft²

LIVING AREA

0.11 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$515K

\$494K low

\$537K high

Last Sale

\$171,500 · Jan 20, 2000

Est. Owner Equity

\$388,754

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,434 (2025)
Assessed Value	\$268,693
Previous Assessed	\$263,426

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
Mar 7, 2023	Financing	Intrafamily Transfer			
Sep 22, 2016	Financing	Intrafamily Transfer			\$127K
Sep 22, 2016	Quitclaim	Quit Claim Transfer			
Oct 11, 2013	Quitclaim	Quit Claim Transfer			
Oct 11, 2013	Quitclaim	Quit Claim Transfer			\$139K
Jan 20, 2000	Resale	Grant Deed	\$171,500	\$130	\$163K

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	Absentee owner
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