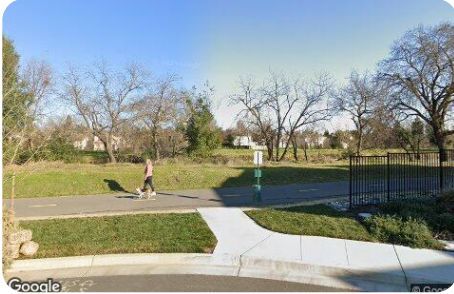


Single Family Residence **RESIDENTIAL**

51 ROSSIGNOL CIR

SACRAMENTO, CA 95833

\$522,830 TopHap Estimate · \$361 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,450 ft²

LIVING AREA

4,027 ft²

LOT SIZE

1999

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$523K

\$495K low

\$551K high

Last Sale

\$340,000 · Aug 2, 2017

Est. Owner Equity

\$322,830

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$4,743 (2025)
Assessed Value	\$394,593
Previous Assessed	\$386,857

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

92 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
Jul 27, 2017	Resale	Grant Deed	\$340,000	\$234	\$200K
Jul 27, 2001	Non-arms-length	Grant Deed	\$22,000	\$15	\$15K
Apr 7, 2000	Resale	Trustees Deed	\$172,500	\$119	\$138K

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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