

Single Family Residence **RESIDENTIAL**

38 ROSIER CIR

SACRAMENTO, CA 95833

\$605,556 TopHap Estimate · \$305 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,985 ft²
LIVING AREA

0.11 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$606K

\$577K low

\$634K high

Last Sale

\$375,000 · Oct 6, 2017

Est. Owner Equity

\$305,556

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,353 (2025)
Assessed Value	\$435,216
Previous Assessed	\$426,683

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 11, 2024	Financing	Intrafamily Transfer			
Oct 5, 2017	Resale	Grant Deed	\$375,000	\$189	\$300K
Oct 5, 2017	Quitclaim	Quit Claim Transfer			
May 10, 1999	Resale	Grant Deed	\$207,000	\$104	\$116K

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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