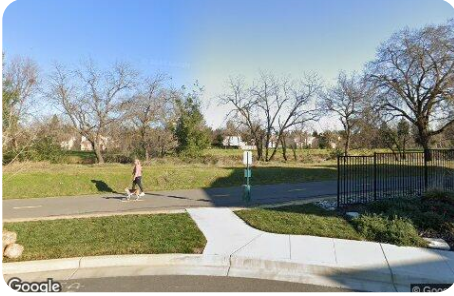


Single Family Residence **RESIDENTIAL**

# 57 ROSSIGNOL CIR

SACRAMENTO, CA 95833

**\$605,413** TopHap Estimate · \$305 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,985 ft<sup>2</sup>**

LIVING AREA

**4,048 ft<sup>2</sup>**

LOT SIZE

**2000**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$605K**

**\$573K low**

**\$638K high**

Last Sale

**\$207,000 · Feb 7, 2011**

Est. Owner Equity

**\$605,413**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,504 (2025) |
| Assessed Value    | \$270,494      |
| Previous Assessed | \$265,192      |

## 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

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

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Sep 16, 2011 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Feb 3, 2011  | Non-arms-length  | Grant Deed          | \$207,000 | \$104  |        |
| Feb 3, 2011  | Resale           | Grant Deed          | \$207,000 | \$104  |        |
| Jan 13, 2011 | Foreclosure sale | Trustees Deed       | \$200,000 | \$101  |        |
| Aug 6, 2010  | Quitclaim        | Quit Claim Transfer |           |        |        |
| Aug 25, 2000 | Resale           | Grant Deed          | \$244,000 | \$123  | \$195K |
| Mar 28, 2000 | Resale           | Grant Deed          | \$202,000 | \$102  | \$161K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|