

Single Family Residence **RESIDENTIAL**

74 ROSSIGNOL CIR

SACRAMENTO, CA 95833

\$530,360 TopHap Estimate · \$402 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,320 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$530K

\$512K low

\$549K high

Last Sale

\$295,000 · Apr 13, 2016

Est. Owner Equity

\$262,860

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,416 (2025)
Assessed Value	\$356,197
Previous Assessed	\$349,214

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

92 FLOOD	71 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 23, 2016	Resale	Grant Deed	\$295,000	\$223	\$281K
Mar 2, 2006	Financing	Intrafamily Transfer			\$242K
Aug 14, 2002	Quitclaim	Quit Claim Transfer			
May 5, 2000	Resale	Grant Deed	\$186,000	\$141	\$176K

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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