

Single Family Residence **RESIDENTIAL**

86 ROSIER CIR

SACRAMENTO, CA 95833

\$525,833 TopHap Estimate · \$363 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,450 ft²

LIVING AREA

0.11 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$526K

\$475K low

\$577K high

Last Sale

\$540,000 · May 17, 2024

Est. Owner Equity

\$93,833

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$6,619 (2025)
Assessed Value	\$561,816
Previous Assessed	\$550,800

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

93 FLOOD	72 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
May 14, 2024	Resale	Grant Deed	\$540,000	\$372	\$432K
Sep 3, 2020	Recorded document	Affidavit Of Death			
Feb 10, 2000	Resale	Grant Deed	\$175,000	\$121	\$166K

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	Owner occupied
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