

Single Family Residence **RESIDENTIAL**

109 EAGLES ROOST CT

ROSEVILLE, CA 95747

\$496,678 TopHap Estimate · \$465 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,067 ft²

LIVING AREA

3,475 ft²

LOT SIZE

2006

YEAR BUILT

1

PARKING

VALUATION

\$497K

\$481K low

\$512K high

Last Sale

\$200,000 · Jul 11, 2012

Est. Owner Equity

\$351,678

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$4,376 (2025)
Assessed Value	\$251,199
Previous Assessed	\$246,275

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.80
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	68 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 24, 2023	Financing	Intrafamily Transfer			
Jul 6, 2012	Resale	Grant Deed	\$200,000	\$187	\$145K
Aug 10, 2006	Resale	Grant Deed	\$329,990	\$309	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cooley Middle School	Middle	6–8	0.7 mi
Thomas Jefferson Elementary School	Elementary	KG–5	2.6 mi
Roseville High School	High	9–12	3.7 mi

District: Roseville Joint Union High 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 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K 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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