

Single Family Residence **RESIDENTIAL**

1156 ROTHWELL LN

ROSEVILLE, CA 95747

\$781,864 TopHap Estimate · \$258 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,028 ft²

LIVING AREA

0.17 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$782K

\$760K low

\$804K high

Last Sale

\$689,000 · Mar 29, 2023

Est. Owner Equity

\$542,864

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$10,943 (2025)
Assessed Value	\$731,171
Previous Assessed	\$716,835

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

80
WILDFIRE

57
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2023	Financing	Intrafamily Transfer			
Mar 20, 2023	Resale	Grant Deed	\$689,000	\$228	\$239K
Oct 7, 2020	Quitclaim	Quit Claim Transfer			
Oct 7, 2020	Quitclaim	Quit Claim Transfer			
Aug 28, 2009	Resale	Grant Deed	\$402,260	\$133	\$170K
Nov 23, 2007	Non-arms-length	Grant Deed	\$3,372,984	\$1114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chilton Middle School	Middle	6–8	0.7 mi
Junction Elementary School	Elementary	KG–5	0.8 mi
West Park High School	High	9–12	1.2 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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