

Single Family Residence **RESIDENTIAL**

1196 ROTHWELL LN

ROSEVILLE, CA 95747

\$708,913 TopHap Estimate · \$292 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,427 ft²

LIVING AREA

0.18 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$709K

\$676K low

\$741K high

Last Sale

\$435,000 · Jul 17, 2015

Est. Owner Equity

\$406,413

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$8,776 (2025)
Assessed Value	\$525,240
Previous Assessed	\$514,943

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

81
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2021	Financing	Intrafamily Transfer			\$303K
Oct 13, 2021	Financing	Intrafamily Transfer			
Sep 20, 2016	Quitclaim	Quit Claim Transfer			
Jul 16, 2015	Resale	Grant Deed	\$435,000	\$179	\$325K
Oct 8, 2009	Resale	Grant Deed	\$352,000	\$145	\$303K
Nov 23, 2007	Non-arms-length	Grant Deed	\$3,372,984	\$1390	

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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