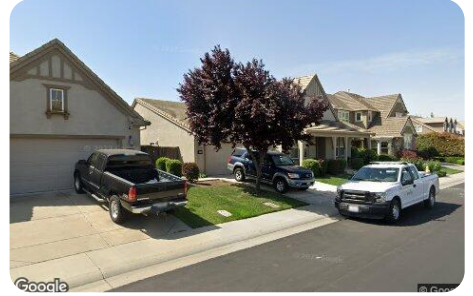


Single Family Residence **RESIDENTIAL**

1173 ROTHWELL LN

ROSEVILLE, CA 95747

\$682,302 TopHap Estimate · \$319 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,138 ft²

LIVING AREA

0.15 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$682K

\$657K low

\$708K high

Last Sale

\$534,500 · May 12, 2020

Est. Owner Equity

\$682,302

TAX & ASSESSMENT

Property Tax	\$9,448 (2025)
Assessed Value	\$596,240
Previous Assessed	\$584,550

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
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
May 4, 2020	Resale	Grant Deed	\$534,500	\$250	
Nov 25, 2016	Quitclaim	Quit Claim Transfer			
Nov 25, 2016	Financing	Intrafamily Transfer			\$374K
Dec 1, 2009	Resale	Grant Deed	\$305,000	\$143	\$299K
Nov 23, 2007	Non-arms-length	Grant Deed	\$3,372,984	\$1578	

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	Owner occupied
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