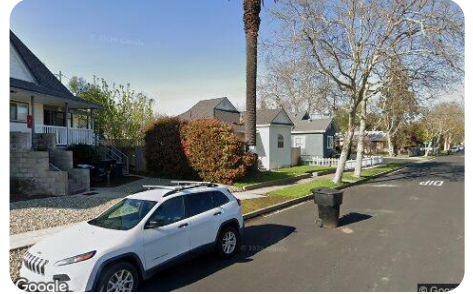


Triplex (3 Units, Any Combination)

RESIDENTIAL

100 ROSEVILLE ST

ROSEVILLE, CA 95678



3

BEDS

1

BATHS

2,450 ft²

LIVING AREA

0.18 ac

LOT SIZE

1913

YEAR BUILT

1

PARKING

VALUATION

Last Sale

\$650,000 · Jul 9, 2021

TAX & ASSESSMENT

Property Tax	\$7,168 (2025)
Assessed Value	\$703,578
Previous Assessed	\$689,784

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	52 WILDFIRE	59 HEAT	46 STORM	26 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2021	Financing	Intrafamily Transfer			
Jul 6, 2021	Resale	Grant Deed	\$650,000	\$265	\$488K
Jul 2, 2009	Resale	Grant Deed	\$175,000	\$71	
Aug 10, 2009	Quitclaim	Quit Claim Transfer			
Aug 10, 2009	Financing	Intrafamily Transfer			
Apr 7, 2009	Non-arms-length	Trustees Deed	\$564,427	\$230	
Dec 1, 2006	Quitclaim	Quit Claim Transfer			
Jul 21, 2006	Quitclaim	Quit Claim Transfer			
Mar 24, 2006	Quitclaim	Quit Claim Transfer			
Mar 23, 2006	Quitclaim	Quit Claim Transfer			\$522K
Feb 24, 2006	Quitclaim	Quit Claim Transfer			
Dec 23, 2004	Quitclaim	Quit Claim Transfer			\$365K
Oct 22, 2003	Quitclaim	Quit Claim Transfer			
Jul 19, 2001	Resale	Grant Deed	\$200,000	\$82	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roseville High School	High	9–12	0.5 mi
Spanger Elementary School	Elementary	KG–5	0.5 mi
Buljan Middle School	Middle	6–8	2.0 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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------