

Single Family Residence **RESIDENTIAL**

2049 ASHTON DR

ROSEVILLE, CA 95747

\$640,981 TopHap Estimate · \$357 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,795 ft²

LIVING AREA

0.11 ac

LOT SIZE

2015

YEAR BUILT

2

PARKING

VALUATION

\$641K

\$609K low

\$673K high

Last Sale

\$429,000 · Aug 24, 2016

Est. Owner Equity

\$640,981

TAX & ASSESSMENT

Property Tax	\$7,414 (2025)
Assessed Value	\$506,648
Previous Assessed	\$496,715

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	74 WILDFIRE	57 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2025	Financing	Intrafamily Transfer			
Aug 17, 2016	Resale	Grant Deed	\$429,000	\$239	
Jan 6, 2015	Quitclaim	Quit Claim Transfer			
Dec 26, 2014	Resale	Grant Deed	\$394,500	\$220	\$315K
Jun 22, 2007	Resale	Grant Deed	\$16,706,250	\$9307	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Junction Elementary School	Elementary	KG–5	0.5 mi
Chilton Middle School	Middle	6–8	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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