

Single Family Residence **RESIDENTIAL**

2041 ASHTON DR

ROSEVILLE, CA 95747

\$721,661 TopHap Estimate · \$303 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,385 ft²

LIVING AREA

0.13 ac

LOT SIZE

2014

YEAR BUILT

2

PARKING

VALUATION

\$722K

\$680K low

\$764K high

Last Sale

\$720,000 · Sep 17, 2025

Est. Owner Equity

\$386,061

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$7,051 (2025)
Assessed Value	\$728,000
Previous Assessed	\$588,897

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
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
Sep 8, 2025	Resale	Grant Deed	\$720,000	\$302	\$336K
Jun 13, 2020	Quitclaim	Quit Claim Transfer			\$100K
Jun 13, 2020	Quitclaim	Quit Claim Transfer			
Jan 30, 2015	Quitclaim	Quit Claim Transfer			
Sep 5, 2014	Resale	Grant Deed	\$490,500	\$206	\$75K
Jun 22, 2007	Resale	Grant Deed	\$16,706,250	\$7005	

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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