

Single Family Residence **RESIDENTIAL**

44 ROSEMARY CT

ROSEVILLE, CA 95678

\$797,455 TopHap Estimate · \$325 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,450 ft²

LIVING AREA

0.21 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$797K

\$764K low

\$831K high

Last Sale

\$810,000 · Aug 11, 2022

Est. Owner Equity

\$149,455

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$7,434 (2025)
Assessed Value	\$730,000
Previous Assessed	\$703,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

1
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2022	Resale	Grant Deed	\$810,000	\$331	\$648K
May 29, 1998	Resale	Grant Deed	\$205,500	\$84	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.3 mi
Buljan Middle School	Middle	6–8	0.5 mi
Roseville High School	High	9–12	2.2 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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K 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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