

Single Family Residence **RESIDENTIAL**

45 ROSEMARY CT

ROSEVILLE, CA 95678

\$788,637 TopHap Estimate · \$302 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,610 ft²

LIVING AREA

0.22 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$789K

\$752K low

\$825K high

Last Sale

\$600,000 · Jun 8, 2020

Est. Owner Equity

\$558,537

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$6,951 (2025)
Assessed Value	\$669,305
Previous Assessed	\$656,182

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.22
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
May 28, 2020	Quitclaim	Quit Claim Transfer			
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May 22, 2020	Resale	Grant Deed	\$600,000	\$230	\$230K
Jan 7, 2020	Quitclaim	Quit Claim Transfer			
Jun 1, 1998	Resale	Grant Deed	\$229,500	\$88	\$34K

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	2.3 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	Owner occupied
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