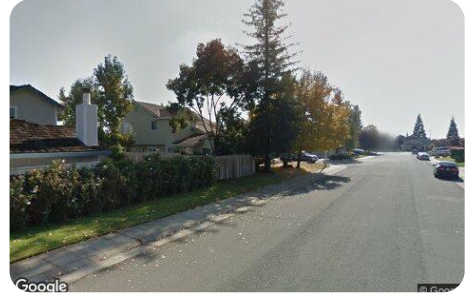


Single Family Residence **RESIDENTIAL**

1016 BETSY ROSS DR

ROSEVILLE, CA 95747

\$623,444 TopHap Estimate · \$314 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,987 ft²

LIVING AREA

0.16 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$623K

\$601K low

\$645K high

Last Sale

\$183,000 · Sep 4, 1998

Est. Owner Equity

\$323,656

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,061 (2025)
Assessed Value	\$292,521
Previous Assessed	\$286,786

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	34 WILDFIRE	59 HEAT	46 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 2, 2012	Financing	Intrafamily Transfer			\$160K
Sep 4, 1998	Resale	Grant Deed	\$183,000	\$92	\$146K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.2 mi
Silverado Middle School	Middle	6–8	0.8 mi
Woodcreek 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------