

Single Family Residence **RESIDENTIAL**

116 BLUE BONNET CT

ROSEVILLE, CA 95661

\$978,083 TopHap Estimate · \$370 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,641 ft²
LIVING AREA

0.17 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$978K

\$940K low

\$1M high

Last Sale

\$1,020,000 · Oct 12, 2022

Est. Owner Equity

\$758,083

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$11,452 (2025)
Assessed Value	\$940,000
Previous Assessed	\$969,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

48
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2022	Resale	Grant Deed	\$1,020,000	\$386	\$220K
Aug 7, 2014	Resale	Grant Deed	\$533,000	\$202	\$426K
Jul 30, 2008	Quitclaim	Quit Claim Transfer			
Oct 26, 2001	Resale	Grant Deed	\$383,000	\$145	\$306K
Oct 26, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stoneridge Elementary School	Elementary	KG–5	0.5 mi
Eich Middle School	Middle	6–8	2.4 mi
Oakmont High School	High	9–12	2.9 mi

District: Roseville City Elementary 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 95661

67 CRIME INDEX	84 AIR POLLUTION	35,720 POPULATION	\$109K 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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