

Single Family Residence **RESIDENTIAL**

445 ROSWELL DR

MILPITAS, CA 95035

\$1,190,692 TopHap Estimate · \$1,143 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,042 ft²

LIVING AREA

0.13 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$522,000 · Jul 26, 2013

Est. Owner Equity

\$825,692

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$7,677 (2025)
Assessed Value	\$652,374
Previous Assessed	\$639,583

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SANTA CLARA
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Yes
Pool	No

CLIMATE RISK

23
FLOOD

51
WILDFIRE

27
HEAT

29
STORM

47
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2013	Resale	Grant Deed	\$522,000	\$501	\$416K
Sep 9, 2008	Resale	Grant Deed	\$412,000	\$395	\$405K
Apr 30, 2008	Non-arms-length	Trustees Deed	\$497,591	\$478	
Oct 10, 2007	Recorded document	Grant Deed			
Oct 5, 2006	Resale	Grant Deed	\$615,000	\$590	\$492K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alexander Rose Elementary School	Elementary	KG–6	0.2 mi
Rancho Milpitas Middle School	Middle	7–8	0.5 mi
Milpitas High School	High	9–12	1.9 mi

District: Milpitas Unified 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 95035

70 CRIME INDEX	85 AIR POLLUTION	79,997 POPULATION	\$153K MEDIAN IN- COME	59°F AVG TEMP	73% SUNSHINE
--------------------------	----------------------------	-----------------------------	-------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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