

Single Family Residence **RESIDENTIAL**

1176 ROTHBURY LN

ROSEVILLE, CA 95747

\$505,740 TopHap Estimate · \$418 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,210 ft²
LIVING AREA

2,325 ft²
LOT SIZE

2015
YEAR BUILT

2
PARKING

VALUATION

\$506K

\$494K low

\$518K high

Last Sale

\$436,000 · Jan 26, 2021

Est. Owner Equity

\$82,820

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$6,733 (2025)
Assessed Value	\$481,376
Previous Assessed	\$471,938

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.53
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

39 FLOOD	77 WILDFIRE	57 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2021	Resale	Grant Deed	\$436,000	\$360	\$423K
Mar 29, 2017	Resale	Grant Deed	\$332,500	\$275	\$321K
May 10, 2016	Resale	Grant Deed	\$315,000	\$260	\$299K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chilton Middle School	Middle	6–8	0.3 mi
Junction Elementary School	Elementary	KG–5	0.5 mi
West Park High School	High	9–12	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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