

Single Family Residence **RESIDENTIAL**

# 1136 ROTHBURY LN

ROSEVILLE, CA 95747

**\$496,106** TopHap Estimate · \$410 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



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**3**

BEDS

**2.5**

BATHS

**1,210 ft<sup>2</sup>**

LIVING AREA

**2,324 ft<sup>2</sup>**

LOT SIZE

**2015**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$496K**

\$449K low

\$544K high

Last Sale

**\$495,000 · Feb 11, 2025**

Est. Owner Equity

**\$124,856**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,334 (2025) |
| Assessed Value    | \$504,900      |
| Previous Assessed | \$348,619      |

## PROPERTY FACTS

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

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>39</b><br>FLOOD | <b>79</b><br>WILDFIRE | <b>57</b><br>HEAT | <b>46</b><br>STORM | <b>14</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|---------------------|--------|------------|-----------|--------|--------|
| <b>Feb 4, 2025</b>  | Resale | Grant Deed | \$495,000 | \$409  | \$371K |
| <b>Mar 28, 2016</b> | Resale | Grant Deed | \$294,500 | \$243  | \$236K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>Chilton Middle School</b>      | Middle     | 6–8    | 0.3 mi   |
| <b>Junction Elementary School</b> | Elementary | KG–5   | 0.5 mi   |
| <b>West Park High School</b>      | High       | 9–12   | 0.8 mi   |

District: Roseville Joint Union High School District



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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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

Occupancy

**Owner occupied**