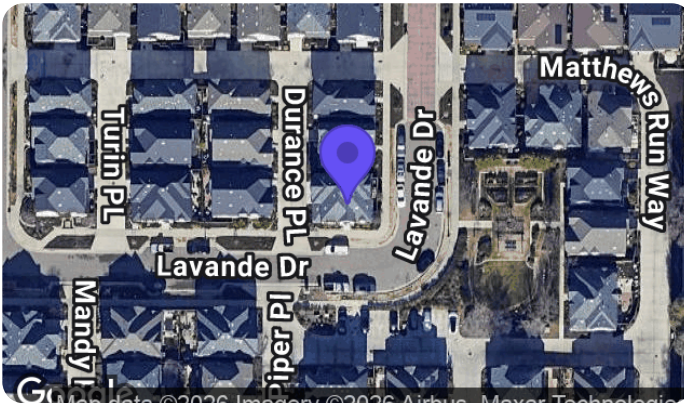


Single Family Residence **RESIDENTIAL**

1224 LAVANDE DR

ROSEVILLE, CA 95747

\$573,971 TopHap Estimate · \$311 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,848 ft²
LIVING AREA

2,554 ft²
LOT SIZE

2017
YEAR BUILT

2
PARKING

VALUATION

\$574K

\$532K low

\$616K high

Last Sale

\$575,000 · Oct 14, 2025

Est. Owner Equity

\$85,221

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$7,454 (2025)
Assessed Value	\$575,000
Previous Assessed	\$496,833

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.59
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	67 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

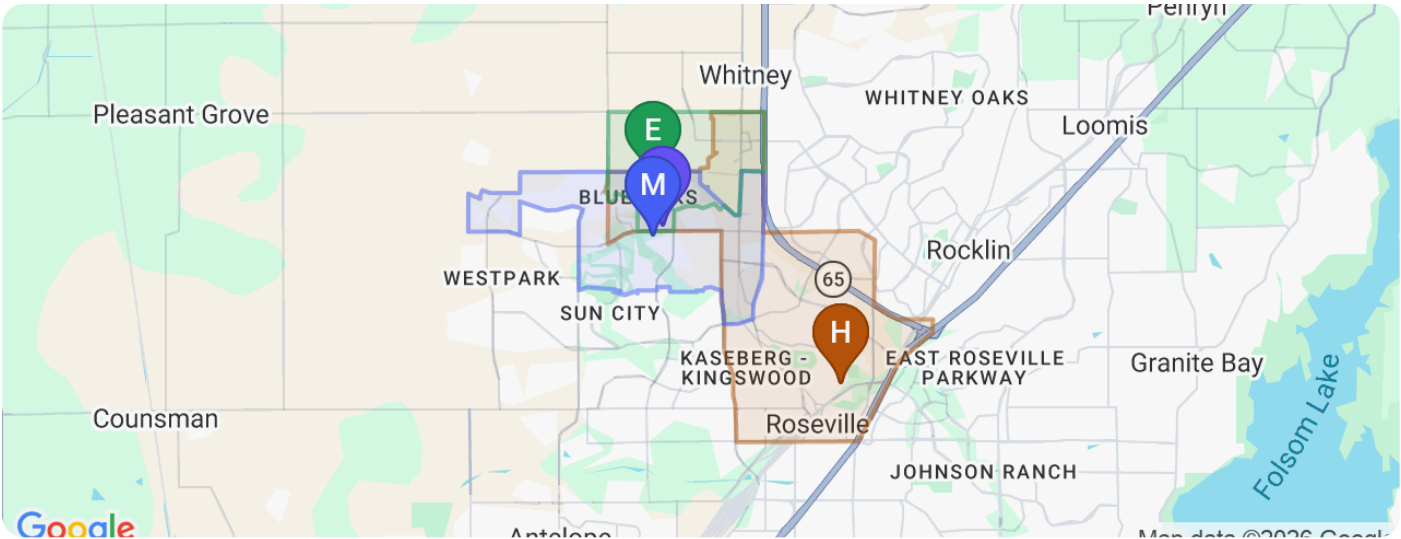
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 7, 2025	Resale	Grant Deed	\$575,000	\$311	\$489K
Jul 16, 2020	Resale	Grant Deed	\$459,000	\$248	\$436K
Jan 6, 2020	Financing	Intrafamily Transfer			\$222K
Aug 15, 2017	Resale	Grant Deed	\$439,000	\$238	\$230K
Sep 11, 2015	Financing	Grant Deed			\$4M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cooley Middle School	Middle	6–8	0.2 mi
Diamond Creek Elementary School	Elementary	KG–5	0.8 mi
Roseville High School	High	9–12	4.0 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	Owner occupied
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