

Single Family Residence **RESIDENTIAL**

1096 ROTHBURY LN

ROSEVILLE, CA 95747

\$538,485 TopHap Estimate · \$325 / ft² · confidence 94 · as of Jul 14, 2026



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BEDS

2.5

BATHS

1,658 ft²

LIVING AREA

2,325 ft²

LOT SIZE

2015

YEAR BUILT

2

PARKING

VALUATION

\$538K

\$507K low

\$570K high

Last Sale

\$327,500 · Jul 24, 2015

Est. Owner Equity

\$538,485

TAX & ASSESSMENT

Property Tax	\$5,996 (2025)
Assessed Value	\$393,137
Previous Assessed	\$385,430

PROPERTY FACTS

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

CLIMATE RISK

35 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
Jul 20, 2015	Resale	Grant Deed	\$327,500	\$198	

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	0.9 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

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