

Single Family Residence **RESIDENTIAL**

1048 ROTHBURY LN

ROSEVILLE, CA 95747

\$552,505 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,658 ft²

LIVING AREA

3,128 ft²

LOT SIZE

2015

YEAR BUILT

2

PARKING

VALUATION

\$553K

\$531K low

\$574K high

Last Sale

\$370,000 · Apr 18, 2017

Est. Owner Equity

\$210,505

Loan-to-Value

63%

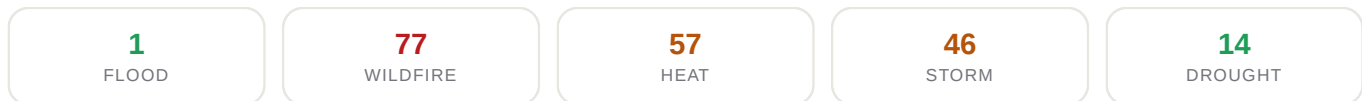
TAX & ASSESSMENT

Property Tax	\$6,393 (2025)
Assessed Value	\$437,999
Previous Assessed	\$429,411

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.72
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 15, 2017	Resale	Grant Deed	\$370,000	\$223	\$352K
Apr 8, 2015	Resale	Grant Deed	\$332,500	\$201	\$266K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chilton Middle School	Middle	6–8	0.4 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

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

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