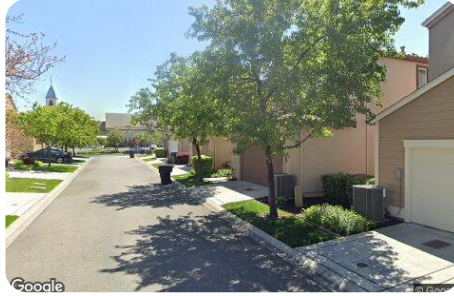


Single Family Residence **RESIDENTIAL**

1040 ROTHBURY LN

ROSEVILLE, CA 95747

\$532,545 TopHap Estimate · \$354 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,505 ft²

LIVING AREA

2,712 ft²

LOT SIZE

2015

YEAR BUILT

2

PARKING

VALUATION

\$533K

\$510K low

\$555K high

Last Sale

\$326,000 · Feb 27, 2015

Est. Owner Equity

\$293,945

Loan-to-Value

44%

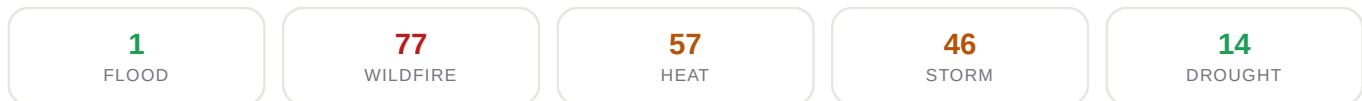
TAX & ASSESSMENT

Property Tax	\$5,974 (2025)
Assessed Value	\$391,066
Previous Assessed	\$383,399

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.62
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
Jul 28, 2015	Quitclaim	Quit Claim Transfer			
Feb 24, 2015	Resale	Grant Deed	\$326,000	\$217	\$244K

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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