

Single Family Residence **RESIDENTIAL**

2305 ASHTON DR

ROSEVILLE, CA 95747

\$663,755 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,992 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$664K

\$637K low

\$691K high

Last Sale

\$551,000 · Oct 29, 2020

Est. Owner Equity

\$222,955

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$8,933 (2025)

Assessed Value

\$608,347

Previous Assessed

\$596,419

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 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	\$/FT ²	LOAN
Oct 21, 2020	Resale	Grant Deed	\$551,000	\$277	\$441K
Aug 6, 2019	Recorded document	Affidavit Of Death			
Aug 8, 2019	Resale	Grant Deed	\$525,000	\$264	\$492K
Jul 31, 2012	Quitclaim	Quit Claim Transfer			
Jul 31, 2012	Quitclaim	Quit Claim Transfer			\$257K
Aug 23, 2010	Quitclaim	Quit Claim Transfer			\$266K
Oct 7, 2010	Quitclaim	Quit Claim Transfer			
May 26, 2009	Financing	Intrafamily Transfer			\$268K
May 26, 2009	Quitclaim	Quit Claim Transfer			
Dec 10, 2007	Recorded document	Grant Deed			
Dec 11, 2007	Resale	Grant Deed	\$392,000	\$197	\$294K
Jun 23, 2006	Resale	Grant Deed	\$25,500,000	\$12801	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Junction Elementary School	Elementary	KG–5	0.6 mi
Chilton Middle School	Middle	6–8	0.8 mi

West Park High School	High	9–12	1.2 mi
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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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