

Single Family Residence **RESIDENTIAL**

2265 ASHTON DR

ROSEVILLE, CA 95747

\$692,115 TopHap Estimate · \$290 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,385 ft²

LIVING AREA

0.13 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$692K

\$663K low

\$721K high

Last Sale

\$585,000 · Feb 19, 2020

Est. Owner Equity

\$202,115

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$9,380 (2025)
Assessed Value	\$652,573
Previous Assessed	\$639,778

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

73
WILDFIRE

57
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 12, 2020	Financing	Intrafamily Transfer			
Feb 12, 2020	Resale	Grant Deed	\$585,000	\$245	\$458K
Sep 9, 2015	Financing	Loan 1 (Only) Is A Reverse Mortgage			\$773K
Sep 4, 2012	Quitclaim	Quit Claim Transfer			
Sep 4, 2012	Financing	Intrafamily Transfer			\$233K
Jul 22, 2008	Resale	Grant Deed	\$390,000	\$164	\$235K
Jul 18, 2008	Recorded document	Grant Deed			
Dec 14, 2006	Resale	Grant Deed	\$25,500,000	\$10692	

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	1.3 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	Absentee owner
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