

Single Family Residence **RESIDENTIAL**

2249 ASHTON DR

ROSEVILLE, CA 95747

\$685,058 TopHap Estimate · \$287 / 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

\$685K

\$655K low

\$715K high

Last Sale

\$403,500 · Jul 23, 2008

Est. Owner Equity

\$402,558

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$8,069 (2025)
Assessed Value	\$529,832
Previous Assessed	\$519,444

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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 14, 2011	Quitclaim	Quit Claim Transfer			
Sep 14, 2011	Financing	Intrafamily Transfer			\$302K
Jun 17, 2009	Quitclaim	Quit Claim Transfer			
Jul 22, 2008	Resale	Grant Deed	\$403,500	\$169	\$323K
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	Owner occupied
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