

Single Family Residence **RESIDENTIAL**

100 EAGLES ROOST CT

ROSEVILLE, CA 95747

\$568,958 TopHap Estimate · \$318 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,788 ft²
LIVING AREA

0.1 ac
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$569K

\$544K low

\$594K high

Last Sale

\$570,000 · May 21, 2025

Est. Owner Equity

\$112,958

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,141 (2025)
Assessed Value	\$581,400
Previous Assessed	\$521,729

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

1
FLOOD

68
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2025	Resale	Grant Deed	\$570,000	\$319	\$456K
Nov 21, 2020	Resale	Grant Deed	\$482,000	\$270	\$437K
Jan 24, 2020	Financing	Intrafamily Transfer			\$383K
Aug 29, 2016	Financing	Grant Deed			\$344K
Aug 10, 2015	Recorded document	Grant Deed			
Aug 11, 2015	Resale	Grant Deed	\$341,000	\$191	
Jan 22, 2007	Resale	Grant Deed	\$370,000	\$207	\$222K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cooley Middle School	Middle	6–8	0.7 mi
Thomas Jefferson Elementary School	Elementary	KG–5	2.6 mi
Roseville High School	High	9–12	3.8 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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