

Single Family Residence **RESIDENTIAL**

132 EAGLES ROOST CT

ROSEVILLE, CA 95747

\$599,426 TopHap Estimate · \$318 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,884 ft²
LIVING AREA

0.11 ac
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$599K

\$557K low

\$642K high

Last Sale

\$600,000 · Feb 19, 2026

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$7,113 (2025)
Assessed Value	\$522,256
Previous Assessed	\$512,017

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	66 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 18, 2026	Resale	Grant Deed	\$600,000	\$318	\$600K
Feb 18, 2026	Financing	Intrafamily Transfer			
Aug 20, 2021	Financing	Intrafamily Transfer			
Aug 20, 2021	Financing	Intrafamily Transfer			
Jun 1, 2018	Resale	Grant Deed	\$450,000	\$239	\$437K
Sep 6, 2012	Quitclaim	Quit Claim Transfer			
Aug 1, 2006	Resale	Grant Deed	\$434,500	\$231	\$347K

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	3.7 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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