

Single Family Residence **RESIDENTIAL**

108 EAGLES ROOST CT

ROSEVILLE, CA 95747

\$580,094 TopHap Estimate · \$298 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,947 ft²
LIVING AREA

3,554 ft²
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$580K

\$555K low

\$605K high

Last Sale

\$365,000 · Nov 17, 2014

Est. Owner Equity

\$269,094

Loan-to-Value

53%

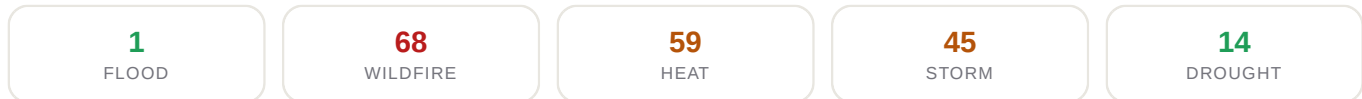
TAX & ASSESSMENT

Property Tax	\$6,285 (2025)
Assessed Value	\$447,437
Previous Assessed	\$438,665

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.82
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2020	Financing	Intrafamily Transfer			\$311K
Nov 14, 2014	Resale	Grant Deed	\$365,000	\$187	\$347K
Nov 13, 2014	Quitclaim	Quit Claim Transfer			
Jan 4, 2013	Quitclaim	Quit Claim Transfer			
Jan 3, 2007	Resale	Grant Deed	\$410,000	\$211	\$328K

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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