

Single Family Residence **RESIDENTIAL**

125 EAGLES ROOST CT

ROSEVILLE, CA 95747

\$554,741 TopHap Estimate · \$294 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,884 ft²
LIVING AREA

3,357 ft²
LOT SIZE

2007
YEAR BUILT

2
PARKING

VALUATION

\$555K

\$527K low

\$582K high

Last Sale

\$360,000 · Nov 30, 2020

Est. Owner Equity

\$212,741

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,896 (2025)
Assessed Value	\$507,874
Previous Assessed	\$497,917

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.77
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	67 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
Oct 12, 2020	Resale	Grant Deed	\$360,000	\$191	\$342K
Aug 12, 2015	Resale	Grant Deed	\$360,000	\$191	\$288K
May 24, 2013	Quitclaim	Quit Claim Transfer			
May 24, 2013	Quitclaim	Quit Claim Transfer			\$275K
Jan 15, 2010	Quitclaim	Quit Claim Transfer			
Jan 15, 2010	Quitclaim	Quit Claim Transfer			\$291K
Apr 24, 2007	Quitclaim	Quit Claim Transfer			
Feb 21, 2007	Resale	Grant Deed	\$420,000	\$223	\$336K

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
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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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