

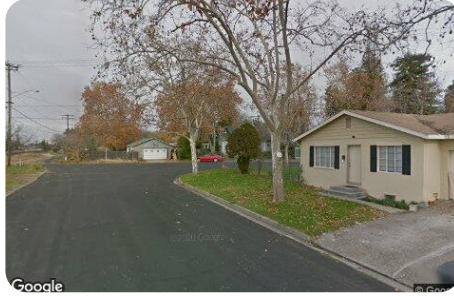
Duplex (2 Units, Any Combination)

RESIDENTIAL

326 ROSEVILLE ST

ROSEVILLE, CA 95678

\$432,503 TopHap Estimate · \$308 / ft² · confidence 95 · as of Jul 14, 2026



1

BEDS

1

BATHS

1,404 ft²

LIVING AREA

1948

YEAR BUILT

2

PARKING

VALUATION

\$433K

\$409K low

\$456K high

Last Sale

\$700,000 · Mar 27, 2025

Est. Owner Equity

\$432,503

TAX & ASSESSMENT

Property Tax	\$1,629 (2025)
Assessed Value	\$714,000
Previous Assessed	\$147,759

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	PLACER
Construction	Tilt-Up Concrete
Heating	Floor/Wall Furnace
Cooling	Wall Unit
Pool	No

CLIMATE RISK

1 FLOOD	54 WILDFIRE	59 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2025	Resale	Grant Deed	\$700,000	\$499	
Aug 2, 2018	Quitclaim	Quit Claim Transfer			
Aug 1, 2018	Quitclaim	Quit Claim Transfer			\$182K
Aug 6, 2012	Resale	Grant Deed	\$80,000	\$57	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spanger Elementary School	Elementary	KG–5	0.4 mi
Roseville High School	High	9–12	0.5 mi
Buljan Middle School	Middle	6–8	1.8 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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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