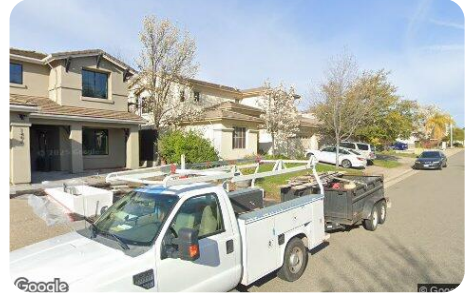


Single Family Residence **RESIDENTIAL**

# 1496 ROSE GLEN DR

ROSEVILLE, CA 95661

**\$949,178** TopHap Estimate · \$297 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,200 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$949K**

\$901K low

\$998K high

Last Sale

**\$520,000 · Aug 21, 2015**

Est. Owner Equity

**\$433,178**

Loan-to-Value

**54%**

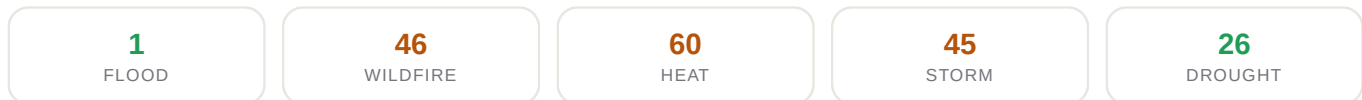
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,476 (2025) |
| Assessed Value    | \$693,642      |
| Previous Assessed | \$680,042      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jun 3, 2025  | Financing | Intrafamily Transfer |           |                    |        |
| Sep 15, 2016 | Financing | Intrafamily Transfer |           |                    | \$416K |
| Aug 17, 2015 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Aug 18, 2015 | Resale    | Grant Deed           | \$520,000 | \$163              | \$416K |
| Apr 30, 2004 | Resale    | Grant Deed           | \$544,000 | \$170              | \$435K |
| Nov 13, 2002 | Resale    | Grant Deed           | \$429,000 | \$134              | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Stoneridge Elementary School | Elementary | KG–5   | 0.4 mi   |
| Eich Middle School           | Middle     | 6–8    | 2.2 mi   |
| Oakmont High School          | High       | 9–12   | 2.7 mi   |

District: Roseville City Elementary 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 95661

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>67</div> <div>CRIME INDEX</div> | <div>84</div> <div>AIR POLLUTION</div> | <div>35,720</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|