

Single Family Residence **RESIDENTIAL**

# 116 EAGLES ROOST CT

ROSEVILLE, CA 95747

**\$554,610** TopHap Estimate · \$294 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**1,884 ft<sup>2</sup>**  
LIVING AREA

**4,015 ft<sup>2</sup>**  
LOT SIZE

**2006**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$555K**

\$519K low

\$590K high

Last Sale

**\$414,000 · Nov 1, 2006**

Est. Owner Equity

**\$241,810**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,297 (2025) |
| Assessed Value    | \$540,526      |
| Previous Assessed | \$529,928      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.92                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 66<br>WILDFIRE | 59<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 21, 2009 | Quitclaim | Quit Claim Transfer |           |        |        |
| May 15, 2007 | Quitclaim | Quit Claim Transfer |           |        |        |
| Dec 5, 2006  | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 21, 2006 | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 16, 2006 | Resale    | Grant Deed          | \$414,000 | \$220  | \$331K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|