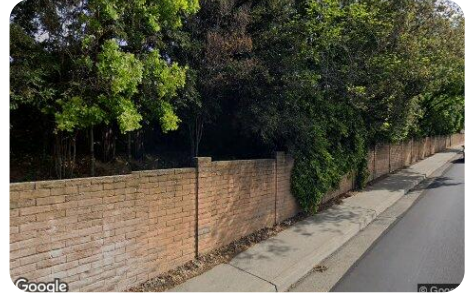


Single Family Residence **RESIDENTIAL**

900 FAWN CT

ROSEVILLE, CA 95661

\$606,531 TopHap Estimate · \$313 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,936 ft²

LIVING AREA

0.25 ac

LOT SIZE

1976

YEAR BUILT

2

PARKING

VALUATION

\$607K

\$567K low

\$646K high

Last Sale

\$410,000 · Jan 18, 2005

Est. Owner Equity

\$329,205

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,850 (2025)
Assessed Value	\$582,919
Previous Assessed	\$571,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

62
FLOOD

60
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 18, 2005	Resale	Grant Deed	\$410,000	\$212	\$328K
Jun 1, 1994	Financing	Grant Deed			\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oakmont High School	High	9–12	1.1 mi
Eich Middle School	Middle	6–8	1.2 mi
Crestmont Elementary School	Elementary	KG–5	1.6 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

67

CRIME INDEX

84

AIR POLLUTION

35,720

POPULATION

\$109K

MEDIAN IN-COME

61°F

AVG TEMP

78%

SUNSHINE

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

| OWNERSHIP

Occupancy

Owner occupied