

Single Family Residence **RESIDENTIAL**

108 LEDBURY CT

ROSEVILLE, CA 95747

\$427,643 TopHap Estimate · \$402 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,063 ft²
LIVING AREA

3,894 ft²
LOT SIZE

1998
YEAR BUILT

1
PARKING

VALUATION

\$428K

\$407K low

\$448K high

Last Sale

\$195,000 · Sep 30, 2002

Est. Owner Equity

\$292,643

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,115 (2025)
Assessed Value	\$288,052
Previous Assessed	\$282,405

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.89
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

38
WILDFIRE

58
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 30, 2002	Resale	Grant Deed	\$195,000	\$183	\$134K
Dec 17, 1998	Resale	Grant Deed	\$120,500	\$113	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coyote Ridge Elementary School	Elementary	KG–5	0.6 mi
Woodcreek High School	High	9–12	0.6 mi
Silverado Middle School	Middle	6–8	0.9 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

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	Absentee owner
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