

Single Family Residence **RESIDENTIAL**

116 LEDBURY CT

ROSEVILLE, CA 95747

\$696,098 TopHap Estimate · \$346 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,012 ft²

LIVING AREA

0.17 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$696K

\$644K low

\$748K high

Last Sale

\$690,000 · Jul 8, 2025

Est. Owner Equity

\$696,098

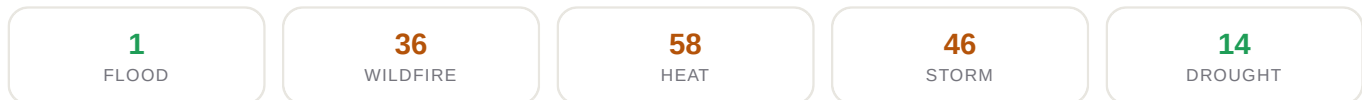
TAX & ASSESSMENT

Property Tax	\$3,377 (2025)
Assessed Value	\$690,000
Previous Assessed	\$314,223

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Jun 26, 2025	Resale	Grant Deed	\$690,000	\$343	
Nov 24, 1998	Resale	Grant Deed	\$190,000	\$94	\$180K

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	Owner occupied
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