

Single Family Residence **RESIDENTIAL**

117 LEDBURY CT

ROSEVILLE, CA 95747

\$648,928 TopHap Estimate · \$327 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,983 ft²

LIVING AREA

0.16 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$649K

\$625K low

\$673K high

Last Sale

\$265,000 · Dec 8, 2011

Est. Owner Equity

\$196,078

Loan-to-Value

70%

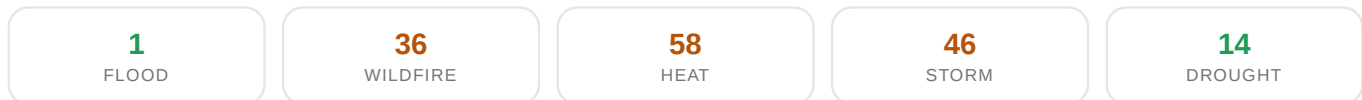
TAX & ASSESSMENT

Property Tax	\$3,647 (2025)
Assessed Value	\$339,501
Previous Assessed	\$332,845

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
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 ²	LOAN
Nov 30, 2011	Resale	Grant Deed	\$265,000	\$134	\$258K
Aug 30, 2002	Quitclaim	Quit Claim Transfer			\$245K
Aug 19, 2002	Quitclaim	Quit Claim Transfer			
May 29, 2002	Quitclaim	Quit Claim Transfer			
Nov 10, 1998	Resale	Grant Deed	\$192,000	\$97	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coyote Ridge Elementary School	Elementary	KG–5	0.5 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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