

Single Family Residence **RESIDENTIAL**

# 406 ROSEWOOD CT

ROSEVILLE, CA 95747

**\$528,328** TopHap Estimate · \$397 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,331 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$528K**

\$512K low

\$545K high

Last Sale

**\$144,500 · Sep 11, 1998**

Est. Owner Equity

**\$396,728**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,451 (2025) |
| Assessed Value    | \$231,039      |
| Previous Assessed | \$226,509      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>35</b><br>WILDFIRE | <b>58</b><br>HEAT | <b>46</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 11, 1998 | Resale    | Grant Deed          | \$144,500 | \$109              | \$140K |
| May 30, 1996 | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 30, 1996 | Resale    | Trustees Deed       | \$130,000 | \$98               | \$127K |
| Aug 20, 1992 | Resale    | Grant Deed          | \$141,500 | \$106              | \$62K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Silverado Middle School        | Middle     | 6–8    | 0.2 mi   |
| Heritage Oak Elementary School | Elementary | KG–5   | 0.5 mi   |
| Woodcreek High School          | High       | 9–12   | 0.7 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|