

Single Family Residence **RESIDENTIAL**

# 1018 BETSY ROSS DR

ROSEVILLE, CA 95747

**\$512,279** TopHap Estimate · \$401 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,279 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$512K**

\$484K low

\$541K high

Last Sale

**\$320,000 · Jul 15, 2016**

Est. Owner Equity

**\$170,279**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,879 (2025) |
| Assessed Value    | \$378,808      |
| Previous Assessed | \$371,381      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 59<br>WILDFIRE | 59<br>HEAT | 46<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jan 31, 2024 | Financing | Intrafamily Transfer |           |                    |        |
| Jan 31, 2024 | Financing | Intrafamily Transfer |           |                    | \$100K |
| Nov 24, 2020 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Nov 24, 2020 | Financing | Intrafamily Transfer |           |                    | \$242K |
| Aug 19, 2016 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jul 7, 2016  | Resale    | Grant Deed           | \$320,000 | \$250              | \$256K |
| Oct 21, 2005 | Resale    | Grant Deed           | \$379,000 | \$296              | \$229K |
| Jan 26, 2004 | Quitclaim | Quit Claim Transfer  |           |                    | \$50K  |
| Sep 3, 2003  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Sep 2, 2003  | Resale    | Grant Deed           | \$235,000 | \$184              | \$188K |
| Sep 2, 2003  | Quitclaim | Quit Claim Transfer  |           |                    |        |

|              |        |            |           |       |        |
|--------------|--------|------------|-----------|-------|--------|
| Jul 31, 2001 | Resale | Grant Deed | \$197,000 | \$154 | \$187K |
| Aug 25, 1999 | Resale | Grant Deed | \$153,000 | \$120 | \$152K |
| Jun 29, 1993 | Resale | Grant Deed | \$145,000 | \$113 | \$116K |
| Jul 7, 1989  | Resale | Grant Deed | \$135,000 | \$106 | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Heritage Oak Elementary School | Elementary | KG–5   | 0.2 mi   |
| Silverado Middle School        | Middle     | 6–8    | 0.8 mi   |
| Woodcreek High School          | High       | 9–12   | 1.2 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 |
|-----------|----------------|