

Condominium

**RESIDENTIAL**

# 8344 ROSETO RD

ROSEVILLE, CA 95678

**\$443,356** TopHap Estimate · \$349 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,271 ft<sup>2</sup>**

LIVING AREA

**922 ft<sup>2</sup>**

LOT SIZE

**2005**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$443K**

\$426K low

\$461K high

Last Sale

**\$312,000 · Jan 11, 2017**

Est. Owner Equity

**\$157,356**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,132 (2025) |
| Assessed Value    | \$369,337      |
| Previous Assessed | \$362,096      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Condominium         |
| Style         | Cape Cod            |
| County        | PLACER              |
| Lot (acres)   | 0.21                |
| Construction  | Frame (Unspecified) |
| Heating       | Central             |
| Cooling       | Central             |
| Pool          | No                  |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 59<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------------|--------|--------|
| May 22, 2023 | Financing | Intrafamily Transfer |             |        |        |
| Mar 25, 2020 | Financing | Intrafamily Transfer |             |        | \$286K |
| Dec 16, 2016 | Resale    | Grant Deed           | \$312,000   | \$245  | \$295K |
| Apr 8, 2016  | Resale    | Grant Deed           | \$292,500   | \$230  | \$278K |
| Dec 19, 2011 | Financing | Intrafamily Transfer |             |        | \$125K |
| Aug 8, 2011  | Quitclaim | Quit Claim Transfer  |             |        | \$128K |
| Jul 25, 2011 | Resale    | Grant Deed           | \$160,000   | \$126  |        |
| Jan 18, 2006 | Resale    | Grant Deed           | \$366,000   | \$288  | \$293K |
| Oct 27, 2005 | Resale    | Grant Deed           | \$2,512,500 | \$1977 |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Thomas Jefferson Elementary School | Elementary | KG–5   | 0.8 mi   |
| Buljan Middle School               | Middle     | 6–8    | 1.4 mi   |

District: Roseville City Elementary 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 95678

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 81<br>CRIME INDEX | 84<br>AIR POLLUTION | 50,142<br>POPULATION | \$94K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|