

Condominium

**RESIDENTIAL**

# 8417 ROSETO RD

ROSEVILLE, CA 95678

**\$482,305** TopHap Estimate · \$329 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,464 ft<sup>2</sup>**

LIVING AREA

**1,062 ft<sup>2</sup>**

LOT SIZE

**2006**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$482K**

\$456K low

\$509K high

Last Sale

**\$300,000 · Sep 16, 2015**

Est. Owner Equity

**\$344,805**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,988 (2025) |
| Assessed Value    | \$362,232      |
| Previous Assessed | \$355,131      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Condominium         |
| Style         | Bungalow            |
| County        | PLACER              |
| Lot (acres)   | 0.24                |
| Construction  | Frame (Unspecified) |
| Heating       | Central             |
| Cooling       | Central             |
| Fireplace     | Yes                 |
| Pool          | No                  |

## CLIMATE RISK

**1**  
FLOOD

**33**  
WILDFIRE

**59**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 24, 2020 | Quitclaim | Quit Claim Transfer |           |                    | \$138K |
| Sep 11, 2015 | Resale    | Grant Deed          | \$300,000 | \$205              | \$150K |
| Sep 11, 2015 | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 27, 2014 | Resale    | Grant Deed          | \$280,000 | \$191              | \$210K |
| Mar 23, 2010 | Resale    | Grant Deed          | \$200,000 | \$137              | \$204K |
| Oct 12, 2006 | Resale    | Grant Deed          | \$355,000 | \$242              | \$265K |
| May 1, 2006  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 21, 2006 | Resale    | Grant Deed          | \$974,310 | \$666              | \$200M |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Thomas Jefferson Elementary School | Elementary | KG–5   | 0.8 mi   |
| Buljan Middle School               | Middle     | 6–8    | 1.3 mi   |
| Roseville High School              | High       | 9–12   | 2.7 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 95678

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

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

## OWNERSHIP

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