

Single Family Residence **RESIDENTIAL**

802 RANCHO GAVIOTA CT

ROSEVILLE, CA 95747

\$545,216 TopHap Estimate · \$387 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,408 ft²

LIVING AREA

0.17 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$545K

\$512K low

\$578K high

Last Sale

\$144,000 · Apr 5, 1994

Est. Owner Equity

\$545,216

TAX & ASSESSMENT

Property Tax	\$2,873 (2025)
Assessed Value	\$264,718
Previous Assessed	\$259,528

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	58 WILDFIRE	58 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 10, 2025	Financing	Transfer On Death Deed			
Apr 5, 1994	Resale	Grant Deed	\$144,000	\$102	\$50K
Sep 23, 1993	Resale	Grant Deed	\$148,500	\$105	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quail Glen Elementary School	Elementary	KG–5	0.2 mi
Woodcreek High School	High	9–12	0.9 mi
Silverado Middle School	Middle	6–8	1.3 mi

District: Dry Creek Joint 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 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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