

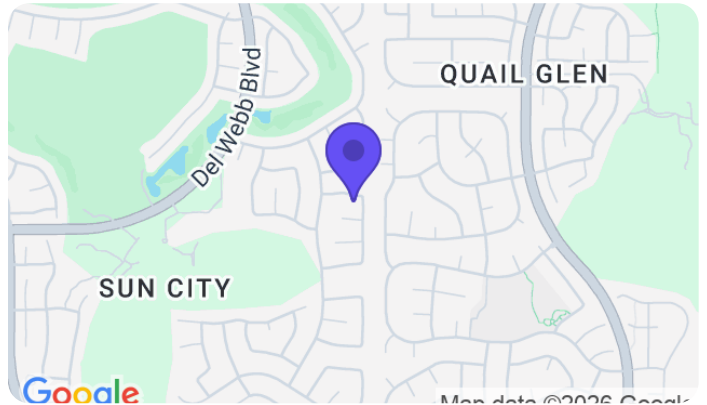
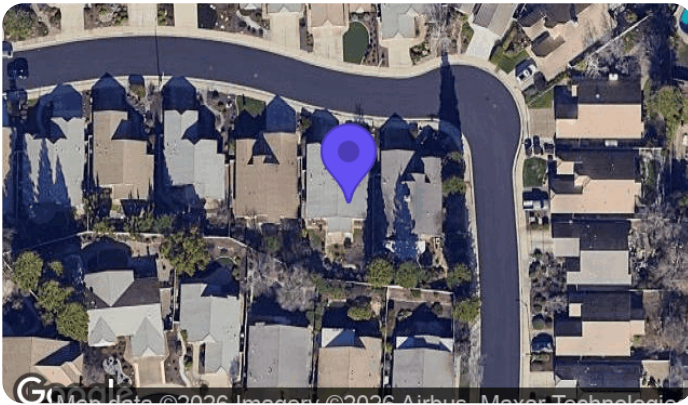
Single Family Residence

RESIDENTIAL

5409 CAMPCREEK LOOP

ROSEVILLE, CA 95747

\$460,421 TopHap Estimate · \$384 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,198 ft²
LIVING AREA

0.13 ac
LOT SIZE

1996
YEAR BUILT

2
PARKING

VALUATION

\$460K

\$429K low

\$492K high

Last Sale

\$459,000 · Feb 10, 2026

Est. Owner Equity

\$93,421

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,199 (2025)
Assessed Value	\$313,000
Previous Assessed	\$306,864

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	36 WILDFIRE	58 HEAT	46 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

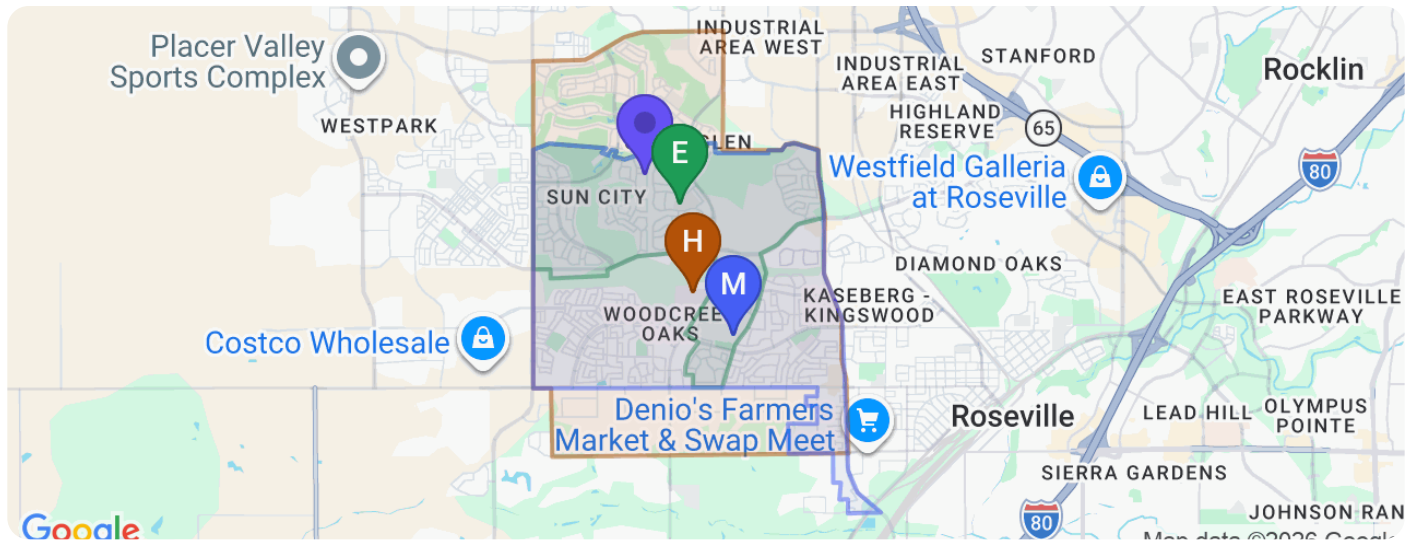
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2026	Resale	Grant Deed	\$459,000	\$383	\$367K
Nov 28, 2023	Financing	Intrafamily Transfer			
Apr 29, 2004	Recorded document	Affidavit Of Death			
Dec 23, 1996	Resale	Grant Deed	\$152,500	\$127	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quail Glen Elementary School	Elementary	KG–5	0.4 mi
Woodcreek High School	High	9–12	1.1 mi
Silverado Middle School	Middle	6–8	1.6 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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