

Condominium

**RESIDENTIAL**

# 8449 ROSETO RD

ROSEVILLE, CA 95678

**\$438,819** TopHap Estimate · \$328 / ft² · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**2.5**

BATHS

**1,337 ft²**

LIVING AREA

**935 ft²**

LOT SIZE

**2006**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$439K**

\$420K low

\$458K high

Last Sale

**\$180,000 · Apr 18, 2011**

Est. Owner Equity

**\$0**

Loan-to-Value

**172%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,777 (2025) |
| Assessed Value    | \$235,212      |
| Previous Assessed | \$230,601      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Condominium         |
| Style         | Bungalow            |
| County        | PLACER              |
| Lot (acres)   | 0.22                |
| Construction  | Frame (Unspecified) |
| Heating       | Central             |
| Cooling       | Central             |
| Pool          | No                  |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 33<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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Nov 9, 2013  | Quitclaim | Quit Claim Transfer |           |        |        |
| Apr 12, 2011 | Resale    | Grant Deed          | \$180,000 | \$135  |        |
| Sep 14, 2006 | Resale    | Grant Deed          | \$351,000 | \$263  | \$216K |
| May 1, 2006  | Quitclaim | Quit Claim Transfer |           |        |        |
| Mar 21, 2006 | Resale    | Grant Deed          | \$974,310 | \$729  | \$200M |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Thomas Jefferson Elementary School | Elementary | KG–5   | 0.9 mi   |
| Buljan Middle School               | Middle     | 6–8    | 1.3 mi   |
| Roseville High School              | High       | 9–12   | 2.6 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

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

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

OWNERSHIP

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