

Single Family Residence **RESIDENTIAL**

# 317 ROUNDHILL CT

ROSEVILLE, CA 95747

**\$669,838** TopHap Estimate · \$364 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,840 ft<sup>2</sup>**  
LIVING AREA

**0.19 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$670K**

\$635K low

\$705K high

Last Sale

**\$587,500 · Jul 18, 2023**

Est. Owner Equity

**\$332,521**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,281 (2025) |
| Assessed Value    | \$611,044      |
| Previous Assessed | \$599,063      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 55<br>WILDFIRE | 57<br>HEAT | 46<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Feb 2, 2026  | Financing         | Intrafamily Transfer |           |                    |        |
| Jul 6, 2023  | Resale            | Grant Deed           | \$587,500 | \$319              | \$337K |
| Apr 10, 2015 | Resale            | Grant Deed           | \$387,000 | \$210              |        |
| Feb 26, 2015 | Recorded document | Affidavit Of Death   |           |                    |        |
| Aug 19, 1998 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Sep 4, 1996  | Resale            | Grant Deed           | \$229,500 | \$125              |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Quail Glen Elementary School | Elementary | KG–5   | 0.9 mi   |
| Woodcreek High School        | High       | 9–12   | 0.9 mi   |
| Silverado Middle School      | Middle     | 6–8    | 1.4 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>47</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>80,171</div> <div>POPULATION</div> | <div>\$128K</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 | Owner occupied |
|-----------|----------------|