

Single Family Residence **RESIDENTIAL**

8317 BENSTERMERE WAY

ROSEVILLE, CA 95747

\$962,502 TopHap Estimate · \$266 / ft² · confidence 98 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,615 ft²

LIVING AREA

0.27 ac

LOT SIZE

2001

YEAR BUILT

4

PARKING

VALUATION

\$963K

\$940K low

\$985K high

Last Sale

\$455,000 · Jul 1, 2011

Est. Owner Equity

\$351,332

Loan-to-Value

64%

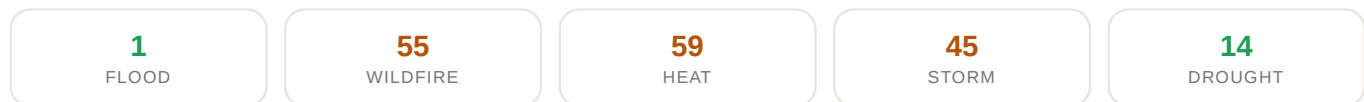
TAX & ASSESSMENT

Property Tax	\$6,150 (2025)
Assessed Value	\$593,098
Previous Assessed	\$581,470

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 9, 2011	Resale	Grant Deed	\$455,000	\$126	\$421K
Mar 3, 2011	Non-arms-length	Trustees Deed	\$373,500	\$103	
Dec 15, 2004	Quitclaim	Quit Claim Transfer			
Dec 7, 2004	Quitclaim	Quit Claim Transfer			\$568K
May 20, 2004	Resale	Grant Deed	\$729,000	\$202	\$568K
Jan 22, 2003	Quitclaim	Quit Claim Transfer			\$440K
May 9, 2001	Resale	Grant Deed	\$442,500	\$122	\$398K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.1 mi
Cooley Middle School	Middle	6–8	0.4 mi

Woodcreek High School	High	9–12	1.7 mi
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District: Roseville City 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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