

Single Family Residence **RESIDENTIAL**

9040 RUNNING WOLF WAY

ROSEVILLE, CA 95747

\$795,828 TopHap Estimate · \$284 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,798 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$796K

\$774K low

\$818K high

Last Sale

\$799,000 · Aug 4, 2022

Est. Owner Equity

\$156,628

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$8,630 (2025)
Assessed Value	\$796,000
Previous Assessed	\$805,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	64 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 27, 2022	Resale	Grant Deed	\$799,000	\$286	\$639K
Jul 11, 2022	Financing	Intrafamily Transfer			
Mar 15, 2006	Quitclaim	Quit Claim Transfer			\$355K
Aug 7, 2001	Resale	Grant Deed	\$336,500	\$120	\$269K
Aug 7, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cooley Middle School	Middle	6–8	0.1 mi
Blue Oaks Elementary School	Elementary	KG–5	0.5 mi
Woodcreek High School	High	9–12	2.1 mi

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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