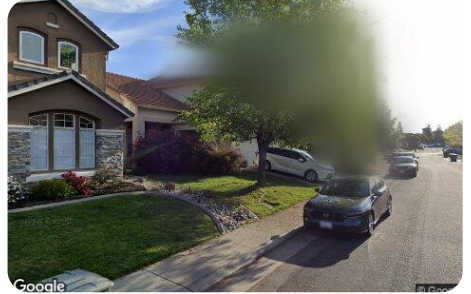


Single Family Residence **RESIDENTIAL**

9056 RUNNING WOLF WAY

ROSEVILLE, CA 95747

\$851,804 TopHap Estimate · \$304 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,798 ft²
LIVING AREA

0.14 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$852K

\$800K low

\$903K high

Last Sale

\$842,500 · Mar 17, 2025

Est. Owner Equity

\$177,804

Loan-to-Value

79%

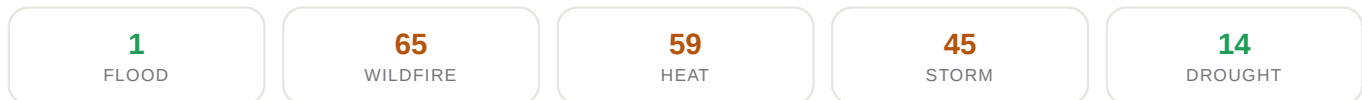
TAX & ASSESSMENT

Property Tax	\$5,398 (2025)
Assessed Value	\$859,350
Previous Assessed	\$498,193

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2025	Resale	Grant Deed	\$842,500	\$301	\$674K
Jun 5, 2014	Quitclaim	Quit Claim Transfer			
Jul 13, 2001	Resale	Grant Deed	\$324,000	\$116	\$259K

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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