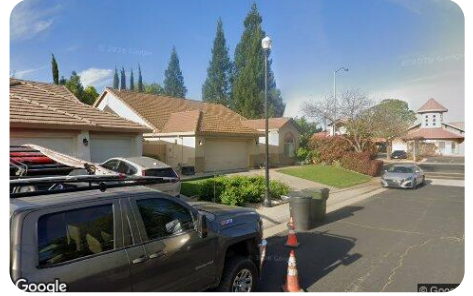
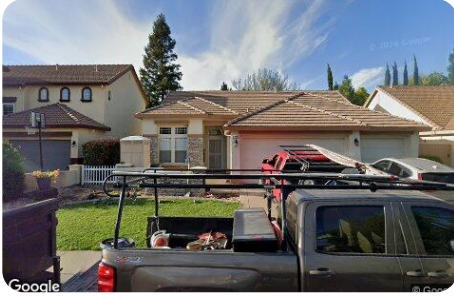


Single Family Residence **RESIDENTIAL**

9049 RUNNING WOLF WAY

ROSEVILLE, CA 95747

\$654,257 TopHap Estimate · \$345 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,894 ft²
LIVING AREA

0.14 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$654K

\$607K low

\$702K high

Last Sale

\$630,000 · Sep 26, 2022

Est. Owner Equity

\$654,257

TAX & ASSESSMENT

Property Tax	\$7,091 (2025)
Assessed Value	\$668,560
Previous Assessed	\$655,452

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	63 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
Apr 18, 2023	Financing	Intrafamily Transfer			
Sep 19, 2022	Resale	Grant Deed	\$630,000	\$333	
May 29, 2020	Financing	Intrafamily Transfer			\$278K
Feb 27, 2013	Financing	Intrafamily Transfer			\$256K
Dec 29, 2008	Resale	Grant Deed	\$295,000	\$156	\$266K
Dec 7, 2001	Quitclaim	Quit Claim Transfer			
Dec 7, 2001	Resale	Grant Deed	\$270,000	\$143	\$216K

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
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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	Absentee owner
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