

Single Family Residence **RESIDENTIAL**

7705 ROSEHALL DR

ROSEVILLE, CA 95678

\$712,724 TopHap Estimate · \$298 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,388 ft²

LIVING AREA

0.17 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$713K

\$681K low

\$744K high

Last Sale

\$305,000 · Nov 20, 2009

Est. Owner Equity

\$342,724

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,196 (2025)
Assessed Value	\$401,560
Previous Assessed	\$393,687

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	55 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
Jan 15, 2015	Recorded document	Grant Deed			
Jan 15, 2015	Quitclaim	Quit Claim Transfer			
Jan 12, 2015	Financing	Intrafamily Transfer			\$214K
Apr 22, 2010	Recorded document	Grant Deed			
Nov 10, 2009	Recorded document	Grant Deed			
Oct 1, 2009	Resale	Grant Deed	\$305,000	\$128	\$230K
Apr 27, 2009	Non-arms-length	Trustees Deed	\$309,000	\$129	
Feb 14, 2006	Recorded document	Grant Deed			
Sep 19, 2003	Quitclaim	Quit Claim Transfer			
Sep 19, 2003	Resale	Grant Deed	\$365,000	\$153	\$292K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thomas Jefferson Elementary School	Elementary	KG–5	0.6 mi
Buljan Middle School	Middle	6–8	1.3 mi
Roseville High School	High	9–12	2.5 mi

District: Roseville Joint Union High 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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K 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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