

Single Family Residence **RESIDENTIAL**

3112 RADIANT WAY

ROSEVILLE, CA 95747

\$731,559 TopHap Estimate · \$289 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,527 ft²

LIVING AREA

0.19 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$732K

\$710K low

\$753K high

Last Sale

\$689,000 · May 16, 2023

Est. Owner Equity

\$118,349

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$10,769 (2025)
Assessed Value	\$731,171
Previous Assessed	\$716,835

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	80 WILDFIRE	56 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2023	Financing	Intrafamily Transfer			
May 3, 2023	Resale	Grant Deed	\$689,000	\$273	\$613K
Mar 2, 2018	Resale	Grant Deed	\$472,000	\$187	\$487K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chilton Middle School	Middle	6–8	0.5 mi
West Park High School	High	9–12	0.9 mi
Westbrook Elementary School	Elementary	KG–5	3.5 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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