

Single Family Residence **RESIDENTIAL**

3096 RADIANT WAY

ROSEVILLE, CA 95747

\$735,654 TopHap Estimate · \$291 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,527 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$736K

\$707K low

\$764K high

Last Sale

\$730,000 · Jul 8, 2022

Est. Owner Equity

\$151,654

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$10,781 (2025)
Assessed Value	\$750,000
Previous Assessed	\$718,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

81
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2022	Resale	Grant Deed	\$730,000	\$289	\$584K
Mar 2, 2018	Resale	Grant Deed	\$465,000	\$184	\$422K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chilton Middle School	Middle	6–8	0.5 mi
Westbrook Elementary School	Elementary	KG–5	0.7 mi
West Park High School	High	9–12	0.9 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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