

Single Family Residence **RESIDENTIAL**

3016 RADIANT WAY

ROSEVILLE, CA 95747

\$756,370 TopHap Estimate · \$299 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,527 ft²

LIVING AREA

0.13 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$756K

\$727K low

\$786K high

Last Sale

\$698,000 · Aug 31, 2021

Est. Owner Equity

\$211,370

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$11,025 (2025)
Assessed Value	\$755,535
Previous Assessed	\$740,722

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	82 WILDFIRE	56 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Aug 19, 2021	Resale	Grant Deed	\$698,000	\$276	\$545K
Mar 29, 2018	Resale	Grant Deed	\$472,000	\$187	\$328K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chilton Middle School	Middle	6–8	0.6 mi
West Park High School	High	9–12	1.0 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------