

Single Family Residence **RESIDENTIAL**

3296 RADIANT WAY

ROSEVILLE, CA 95747

\$729,503 TopHap Estimate · \$315 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,317 ft²
LIVING AREA

0.23 ac
LOT SIZE

2019
YEAR BUILT

2
PARKING

VALUATION

\$730K

\$703K low

\$756K high

Last Sale

\$470,000 · Jan 17, 2019

Est. Owner Equity

\$234,503

Loan-to-Value

70%

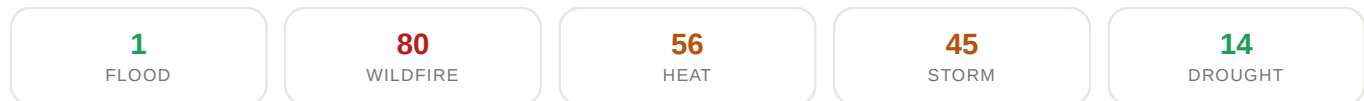
TAX & ASSESSMENT

Property Tax	\$8,702 (2025)
Assessed Value	\$534,774
Previous Assessed	\$524,289

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2019	Resale	Grant Deed	\$470,000	\$203	\$447K
Jan 15, 2019	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chilton Middle School	Middle	6–8	0.4 mi
West Park High School	High	9–12	0.8 mi
Westbrook Elementary School	Elementary	KG–5	3.3 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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