

Single Family Residence **RESIDENTIAL**

3264 RADIANT WAY

ROSEVILLE, CA 95747

\$682,301 TopHap Estimate · \$294 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,317 ft²
LIVING AREA

0.15 ac
LOT SIZE

2018
YEAR BUILT

2
PARKING

VALUATION

\$682K

\$640K low

\$724K high

Last Sale

\$452,000 · Nov 20, 2018

Est. Owner Equity

\$216,301

Loan-to-Value

68%

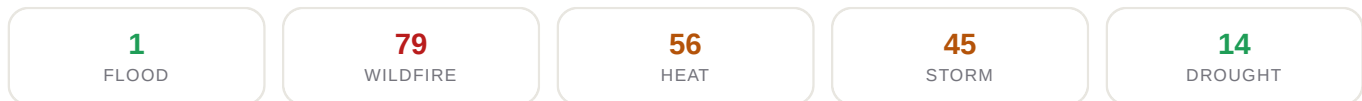
TAX & ASSESSMENT

Property Tax	\$8,831 (2025)
Assessed Value	\$547,041
Previous Assessed	\$536,316

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 19, 2021	Financing	Intrafamily Transfer			\$466K
Dec 23, 2019	Quitclaim	Quit Claim Transfer			\$469K
Nov 13, 2018	Resale	Grant Deed	\$452,000	\$195	\$16K
Nov 16, 2018	Quitclaim	Quit Claim Transfer			\$13K

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	3.4 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
-----------	-----------------------