

Single Family Residence **RESIDENTIAL**

3248 RADIANT WAY

ROSEVILLE, CA 95747

\$680,321 TopHap Estimate · \$294 / ft² · confidence 96 · 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

\$680K

\$651K low

\$710K high

Est. Owner Equity

\$126,430

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$9,221 (2025)
Assessed Value	\$591,217
Previous Assessed	\$579,626

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

80
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2024	Financing	Intrafamily Transfer			\$554K
Apr 15, 2020	Resale	Grant Deed	\$530,000	\$229	\$485K
Nov 29, 2018	Resale	Grant Deed	\$467,500	\$202	\$374K
Nov 30, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

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