

Single Family Residence **RESIDENTIAL**

3225 RADIANT WAY

ROSEVILLE, CA 95747

\$780,813 TopHap Estimate · \$337 / 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

\$781K

\$747K low

\$815K high

Last Sale

\$740,000 · May 13, 2022

Est. Owner Equity

\$340,813

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$11,340 (2025)
Assessed Value	\$800,997
Previous Assessed	\$770,000

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

80
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2022	Resale	Grant Deed	\$740,000	\$319	\$440K
Oct 8, 2018	Resale	Grant Deed	\$450,500	\$194	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chilton Middle School	Middle	6–8	0.4 mi
Westbrook Elementary School	Elementary	KG–5	0.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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