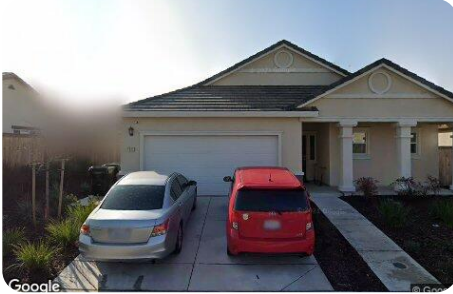


Single Family Residence **RESIDENTIAL**

3265 RADIANT WAY

ROSEVILLE, CA 95747

\$644,814 TopHap Estimate · \$340 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,898 ft²

LIVING AREA

0.16 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$645K

\$608K low

\$681K high

Last Sale

\$432,500 · Dec 12, 2018

Est. Owner Equity

\$203,814

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$8,250 (2025)
Assessed Value	\$491,803
Previous Assessed	\$482,161

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	79 WILDFIRE	56 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 7, 2018	Resale	Grant Deed	\$432,500	\$228	\$409K

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

OWNERSHIP

Occupancy	Owner occupied
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