

Single Family Residence **RESIDENTIAL**

3281 RADIANT WAY

ROSEVILLE, CA 95747

\$739,030 TopHap Estimate · \$292 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,527 ft²

LIVING AREA

0.16 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$739K

\$696K low

\$782K high

Last Sale

\$477,500 · Dec 20, 2018

Est. Owner Equity

\$286,730

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$8,984 (2025)
Assessed Value	\$568,770
Previous Assessed	\$557,619

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

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
May 13, 2021	Financing	Intrafamily Transfer			\$452K
Dec 7, 2018	Resale	Grant Deed	\$477,500	\$189	\$454K

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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