

Single Family Residence **RESIDENTIAL**

8315 BISCAYNE DR

ROSEVILLE, CA 95747

\$766,059 TopHap Estimate · \$319 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

2,405 ft²

LIVING AREA

2023

YEAR BUILT

2

PARKING

VALUATION

\$766K

\$702K low

\$830K high

Last Sale

\$760,000 · Mar 14, 2025

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$11,682 (2025)
Assessed Value	\$476,623
Previous Assessed	\$681,033

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	82 WILDFIRE	56 HEAT	47 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 7, 2025	Resale	Grant Deed	\$760,000	\$316	\$608K
Oct 11, 2023	Resale	Grant Deed	\$668,000	\$278	
Mar 14, 2023	Resale	Grant Deed	\$8,635,500	\$3591	
May 23, 2022	Resale	Grant Deed	\$79,760,500	\$33164	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wilson C. Riles Middle School	Middle	7–8	1.4 mi
Rex Fortune Elementary School	Elementary	KG–6	2.2 mi
Center High School	High	9–12	2.3 mi

District: Center Joint Unified 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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