

Single Family Residence **RESIDENTIAL**

8001 ROUNDHOUSE LOOP

ROSEVILLE, CA 95747

\$828,282 TopHap Estimate · \$274 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,025 ft²

LIVING AREA

2025

YEAR BUILT

2

PARKING

VALUATION

\$828K

\$740K low

\$916K high

Last Sale

\$823,500 · Jan 17, 2025

Est. Owner Equity

\$174,854

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$11,663 (2025)
Assessed Value	\$839,896
Previous Assessed	\$680,939

PROPERTY FACTS

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

CLIMATE RISK

49 FLOOD	78 WILDFIRE	58 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2024	Resale	Grant Deed	\$823,500	\$272	\$653K
Dec 6, 2024	Resale	Grant Deed	\$624,000	\$206	
Jul 25, 2024	Financing	Intrafamily Transfer			
Jun 21, 2023	Resale	Grant Deed	\$10,730,000	\$3547	
Apr 26, 2023	Resale	Grant Deed	\$10,730,000	\$3547	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Park High School	High	9–12	1.6 mi
Westbrook Elementary School	Elementary	KG–5	1.9 mi
Cooley Middle School	Middle	6–8	2.9 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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