

Single Family Residence **RESIDENTIAL**

8041 ROUNDHOUSE LOOP

ROSEVILLE, CA 95747

\$648,548 TopHap Estimate · \$271 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,393 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$649K

\$573K low

\$724K high

Last Sale

\$645,000 · Feb 27, 2025

Est. Owner Equity

\$229,298

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$8,818 (2025)
Assessed Value	\$657,900
Previous Assessed	\$415,858

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	78 WILDFIRE	58 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 10, 2025	Resale	Grant Deed	\$645,000	\$270	\$419K
Jan 8, 2025	Resale	Grant Deed	\$624,000	\$261	
Jul 25, 2024	Financing	Intrafamily Transfer			
Jun 21, 2023	Resale	Grant Deed	\$10,730,000	\$4484	
Apr 26, 2023	Resale	Grant Deed	\$10,730,000	\$4484	

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	3.0 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	Absentee owner
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