

Single Family Residence **RESIDENTIAL**

8049 ROUNDHOUSE LOOP

ROSEVILLE, CA 95747

\$653,395 TopHap Estimate · \$242 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,705 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$653K

\$615K low

\$692K high

Last Sale

\$650,000 · Mar 14, 2025

Est. Owner Equity

\$35,895

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$9,666 (2025)
Assessed Value	\$663,000
Previous Assessed	\$494,858

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
Mar 14, 2025	Financing	Intrafamily Transfer			
Jan 27, 2025	Resale	Grant Deed	\$650,000	\$240	\$618K
Jan 8, 2025	Resale	Grant Deed	\$624,000	\$231	
Jul 25, 2024	Financing	Intrafamily Transfer			
Jun 21, 2023	Resale	Grant Deed	\$10,730,000	\$3967	
Apr 26, 2023	Resale	Grant Deed	\$10,730,000	\$3967	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Park High School	High	9–12	1.5 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	Owner occupied
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