

Single Family Residence **RESIDENTIAL**

8065 ROUNDHOUSE LOOP

ROSEVILLE, CA 95747

\$709,257 TopHap Estimate · \$234 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,025 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$709K

\$648K low

\$771K high

Last Sale

\$706,000 · May 29, 2025

Est. Owner Equity

\$215,309

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,649 (2025)
Assessed Value	\$719,752
Previous Assessed	\$213,858

PROPERTY FACTS

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

CLIMATE RISK

35 FLOOD	79 WILDFIRE	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
Nov 25, 2025	Financing	Intrafamily Transfer			
Mar 24, 2025	Resale	Grant Deed	\$706,000	\$233	\$494K
Apr 8, 2025	Resale	Grant Deed	\$780,000	\$258	
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	1.5 mi
Westbrook Elementary School	Elementary	KG–5	2.3 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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