

Single Family Residence **RESIDENTIAL**

8089 ROUNDHOUSE LOOP

ROSEVILLE, CA 95747

\$840,862 TopHap Estimate · \$278 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,025 ft²
LIVING AREA

2024
YEAR BUILT

2
PARKING

VALUATION

\$841K

\$757K low

\$925K high

Last Sale

\$837,000 · May 30, 2025

Est. Owner Equity

\$171,585

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,649 (2025)
Assessed Value	\$853,328
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	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
Apr 4, 2025	Resale	Grant Deed	\$837,000	\$277	\$669K
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	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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