

Single Family Residence **RESIDENTIAL**

# 7649 ROSEHALL DR

ROSEVILLE, CA 95678

**\$681,335** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,247 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$681K**

\$660K low

\$703K high

Last Sale

**\$509,000 · Jun 19, 2018**

Est. Owner Equity

**\$681,335**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,106 (2025) |
| Assessed Value    | \$590,731      |
| Previous Assessed | \$579,149      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**1**  
WILDFIRE

**59**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jun 13, 2018 | Resale            | Grant Deed          | \$509,000 | \$227              |        |
| Jun 13, 2018 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Oct 30, 2014 | Resale            | Grant Deed          | \$360,000 | \$160              | \$331K |
| Jun 13, 2014 | Non-arms-length   | Trustees Deed       | \$399,370 | \$178              |        |
| Apr 28, 2010 | Foreclosure sale  | Trustees Deed       | \$269,550 | \$120              |        |
| Mar 11, 2009 | Recorded document | Grant Deed          |           |                    |        |
| Apr 11, 2005 | Financing         | Grant Deed          |           |                    | \$429K |
| Mar 23, 2004 | Resale            | Grant Deed          | \$387,000 | \$172              | \$309K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Thomas Jefferson Elementary School | Elementary | KG–5   | 0.6 mi   |
| Buljan Middle School               | Middle     | 6–8    | 1.3 mi   |
| Roseville High School              | High       | 9–12   | 2.4 mi   |

District: Roseville Joint Union High 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 95678

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>50,142</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|