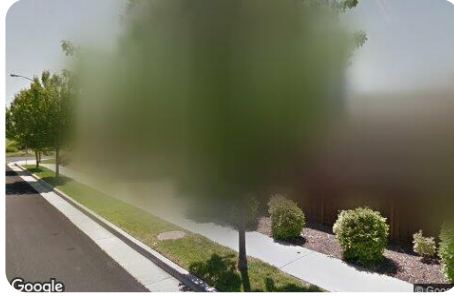


Single Family Residence **RESIDENTIAL**

7704 ROSEHALL DR

ROSEVILLE, CA 95678

\$743,996 TopHap Estimate · \$353 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,105 ft²

LIVING AREA

0.17 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$744K

\$730K low

\$758K high

Last Sale

\$700,000 · Jun 21, 2021

Est. Owner Equity

\$391,496

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$8,945 (2025)
Assessed Value	\$772,854
Previous Assessed	\$757,701

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

62
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2022	Financing	Intrafamily Transfer			
Jun 18, 2021	Financing	Intrafamily Transfer			
Jun 17, 2021	Resale	Grant Deed	\$700,000	\$333	\$353K
Mar 30, 2010	Resale	Grant Deed	\$285,000	\$135	\$280K
Dec 16, 2009	Non-arms-length	Trustees Deed	\$300,000	\$143	
Dec 5, 2008	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thomas Jefferson Elementary School	Elementary	KG–5	0.6 mi
Buljan Middle School	Middle	6–8	1.4 mi
Roseville High School	High	9–12	2.5 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

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K 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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