

Single Family Residence **RESIDENTIAL**

# 9009 RUNNING WOLF WAY

ROSEVILLE, CA 95747

**\$488,815** TopHap Estimate · \$388 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,259 ft<sup>2</sup>**

LIVING AREA

**3,849 ft<sup>2</sup>**

LOT SIZE

**2001**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$489K**

\$451K low

\$526K high

Last Sale

**\$205,000 · May 22, 2009**

Est. Owner Equity

**\$237,241**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,004 (2025) |
| Assessed Value    | \$263,974      |
| Previous Assessed | \$258,799      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.88                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 63<br>WILDFIRE | 59<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Sep 1, 2024  | Financing | Correction Deed      |           |                    |        |
| Feb 7, 2024  | Financing | Intrafamily Transfer |           |                    |        |
| May 18, 2009 | Resale    | Grant Deed           | \$205,000 | \$163              | \$167K |
| Aug 5, 2005  | Resale    | Grant Deed           | \$365,000 | \$290              | \$292K |
| Apr 9, 2002  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Aug 15, 2001 | Resale    | Grant Deed           | \$166,000 | \$132              | \$124K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Cooley Middle School        | Middle     | 6–8    | 0.1 mi   |
| Blue Oaks Elementary School | Elementary | KG–5   | 0.5 mi   |
| Woodcreek High School       | High       | 9–12   | 2.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|