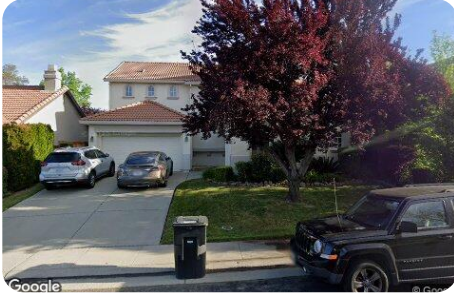


Single Family Residence **RESIDENTIAL**

216 RUNNING WOLF CT

ROSEVILLE, CA 95747

\$773,300 TopHap Estimate · \$276 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,798 ft²

LIVING AREA

0.14 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$773K

\$739K low

\$808K high

Last Sale

\$300,000 · Feb 1, 2012

Est. Owner Equity

\$572,500

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$4,342 (2025)
Assessed Value	\$403,557
Previous Assessed	\$395,645

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

64
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 14, 2021	Financing	Intrafamily Transfer			\$201K
May 14, 2015	Quitclaim	Quit Claim Transfer			
Jun 10, 2013	Quitclaim	Quit Claim Transfer			\$239K
Jul 15, 2012	Quitclaim	Quit Claim Transfer			
Jan 27, 2012	Resale	Grant Deed	\$300,000	\$107	\$240K
Jun 14, 2011	Recorded document	Grant Deed			
May 16, 2011	Non-arms-length	Trustees Deed	\$305,608	\$109	
Aug 18, 2000	Resale	Grant Deed	\$277,500	\$99	\$239K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cooley Middle School	Middle	6–8	0.2 mi
Blue Oaks Elementary School	Elementary	KG–5	0.6 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

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	Owner occupied
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