

Single Family Residence **RESIDENTIAL**

# 906 EL RANCHO CT

ROSEVILLE, CA 95661

**\$800,639** TopHap Estimate · \$330 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,428 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**3**

PARKING

## VALUATION

**\$801K**

**\$731K low**

**\$871K high**

Last Sale

**\$665,000 · Sep 3, 2020**

Est. Owner Equity

**\$800,639**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,377 (2025) |
| Assessed Value    | \$734,211      |
| Previous Assessed | \$719,816      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.29                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 60<br>WILDFIRE | 58<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|---------------------|-----------|--------------------|--------|
| Aug 26, 2020 | Resale           | Grant Deed          | \$665,000 | \$274              |        |
| May 3, 2018  | Quitclaim        | Quit Claim Transfer |           |                    |        |
| Apr 23, 2010 | Resale           | Grant Deed          | \$405,000 | \$167              | \$200K |
| Nov 20, 2009 | Foreclosure sale | Trustees Deed       | \$322,000 | \$133              |        |
| Dec 27, 2004 | Quitclaim        | Quit Claim Transfer |           |                    |        |
| Dec 9, 2004  | Resale           | Grant Deed          | \$585,000 | \$241              | \$410K |
| Dec 9, 2004  | Quitclaim        | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Oakmont High School               | High       | 9–12   | 1.0 mi   |
| Eich Middle School                | Middle     | 6–8    | 1.2 mi   |
| George Sargeant Elementary School | Elementary | KG–5   | 2.3 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 95661

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>35,720</b><br>POPULATION | <b>\$109K</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 | Owner occupied |
|-----------|----------------|