

Single Family Residence **RESIDENTIAL**

2605 RANCHLAND WAY

ROSEVILLE, CA 95747

\$606,115 TopHap Estimate · \$391 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,550 ft²

LIVING AREA

0.18 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$606K

\$587K low

\$625K high

Last Sale

\$509,000 · Nov 24, 2020

Est. Owner Equity

\$546,115

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$9,002 (2025)
Assessed Value	\$578,510
Previous Assessed	\$567,167

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	79 WILDFIRE	58 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2023	Financing	Intrafamily Transfer			
Sep 29, 2020	Resale	Grant Deed	\$509,000	\$328	
Nov 20, 2020	Quitclaim	Quit Claim Transfer			
Dec 19, 2012	Quitclaim	Quit Claim Transfer			\$257K
Oct 26, 2009	Resale	Grant Deed	\$267,000	\$172	\$262K
Apr 8, 2009	Resale	Grant Deed	\$2,706,000	\$1746	
Oct 5, 2005	Resale	Grant Deed	\$13,202,000	\$8517	\$4.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Park High School	High	9–12	0.5 mi
Riego Creek Elementary School	Elementary	KG–5	0.7 mi
Chilton Middle School	Middle	6–8	0.9 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.

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 NEIGHBORHOOD · ZIP 95747

47

CRIME INDEX

85

AIR POLLUTION

80,171

POPULATION

\$128K

MEDIAN IN-COME

61°F

AVG TEMP

78%

SUNSHINE

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

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 OWNERSHIP

Occupancy

Owner occupied