

Single Family Residence **RESIDENTIAL**

2597 RANCLAND WAY

ROSEVILLE, CA 95747

\$815,864 TopHap Estimate · \$284 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

2,876 ft²
LIVING AREA

0.18 ac
LOT SIZE

2009
YEAR BUILT

3
PARKING

VALUATION

\$816K

\$774K low

\$858K high

Last Sale

\$490,000 · Apr 4, 2017

Est. Owner Equity

\$525,864

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$9,293 (2025)
Assessed Value	\$606,169
Previous Assessed	\$594,284

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
Mar 31, 2017	Resale	Grant Deed	\$490,000	\$170	\$290K
Apr 10, 2013	Resale	Grant Deed	\$400,000	\$139	\$409K
Mar 28, 2012	Resale	Grant Deed	\$312,000	\$108	\$304K
Mar 17, 2010	Resale	Grant Deed	\$377,000	\$131	\$372K
Apr 8, 2009	Resale	Grant Deed	\$2,706,000	\$941	
Oct 5, 2005	Resale	Grant Deed	\$13,202,000	\$4590	\$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.

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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