

Single Family Residence **RESIDENTIAL**

# 116 RANCHLAND CT

ROSEVILLE, CA 95747

**\$740,438** TopHap Estimate · \$320 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,311 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2010**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$740K**

\$711K low

\$770K high

Last Sale

**\$420,000 · Feb 28, 2014**

Est. Owner Equity

**\$420,438**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,516 (2025) |
| Assessed Value    | \$525,145      |
| Previous Assessed | \$514,849      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

**10**  
FLOOD

**79**  
WILDFIRE

**58**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE        | \$/FT² | LOAN   |
|--------------|-----------|----------------------|--------------|--------|--------|
| Jun 21, 2024 | Financing | Intrafamily Transfer |              |        |        |
| Feb 25, 2014 | Resale    | Grant Deed           | \$420,000    | \$182  | \$365K |
| Sep 9, 2010  | Resale    | Grant Deed           | \$349,500    | \$151  | \$344K |
| Sep 9, 2010  | Quitclaim | Quit Claim Transfer  |              |        |        |
| Sep 23, 2009 | Quitclaim | Quit Claim Transfer  |              |        |        |
| Jun 30, 2009 | Resale    | Grant Deed           | \$2,788,000  | \$1206 |        |
| Jun 29, 2009 | Quitclaim | Quit Claim Transfer  |              |        |        |
| Oct 5, 2005  | Resale    | Grant Deed           | \$13,202,000 | \$5713 | \$4.5M |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| West Park High School         | High       | 9–12   | 0.4 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>47</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>80,171</div> <div>POPULATION</div> | <div>\$128K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|