

Single Family Residence

RESIDENTIAL

2525 RANCLAND WAY

ROSEVILLE, CA 95747

\$668,899 TopHap Estimate · \$317 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,110 ft²

LIVING AREA

0.18 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$669K

\$636K low

\$702K high

Last Sale

\$295,000 · Mar 24, 2011

Est. Owner Equity

\$367,399

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$6,971 (2025)
Assessed Value	\$385,492
Previous Assessed	\$377,934

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

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 2, 2016	Financing	Intrafamily Transfer			\$325K
Mar 21, 2011	Resale	Grant Deed	\$295,000	\$140	\$287K
Sep 23, 2009	Quitclaim	Quit Claim Transfer			
Jun 30, 2009	Resale	Grant Deed	\$2,788,000	\$1321	
Jun 29, 2009	Quitclaim	Quit Claim Transfer			
Oct 5, 2005	Resale	Grant Deed	\$13,202,000	\$6257	\$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

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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