

Single Family Residence **RESIDENTIAL**

2596 RANCLAND WAY

ROSEVILLE, CA 95747

\$765,885 TopHap Estimate · \$306 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,500 ft²

LIVING AREA

0.18 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$766K

\$732K low

\$799K high

Last Sale

\$340,000 · Dec 28, 2010

Est. Owner Equity

\$105,619

Loan-to-Value

87%

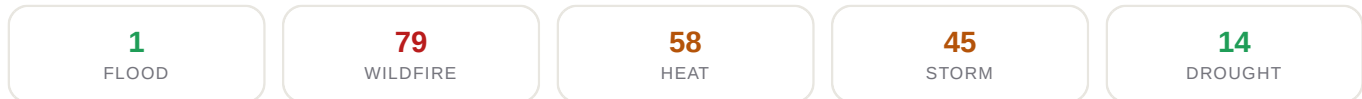
TAX & ASSESSMENT

Property Tax	\$7,701 (2025)
Assessed Value	\$454,924
Previous Assessed	\$446,005

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2010	Resale	Grant Deed	\$340,000	\$136	\$351K
Apr 8, 2009	Resale	Grant Deed	\$2,706,000	\$1082	
Oct 5, 2005	Resale	Grant Deed	\$13,202,000	\$5281	\$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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