

Single Family Residence **RESIDENTIAL**

2588 RANCHLAND WAY

ROSEVILLE, CA 95747

\$778,061 TopHap Estimate · \$271 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,876 ft²

LIVING AREA

0.18 ac

LOT SIZE

2010

YEAR BUILT

3

PARKING

VALUATION

\$778K

\$713K low

\$843K high

Last Sale

\$775,000 · Oct 31, 2024

Est. Owner Equity

\$119,311

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$11,233 (2025)
Assessed Value	\$790,500
Previous Assessed	\$775,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
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	\$/FT ²	LOAN
Oct 9, 2024	Resale	Grant Deed	\$775,000	\$269	\$659K
Sep 15, 2015	Resale	Grant Deed	\$443,000	\$154	\$278K
Jan 5, 2011	Resale	Grant Deed	\$340,000	\$118	\$331K
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	0.4 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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