

Single Family Residence **RESIDENTIAL**

2500 RANCLAND WAY

ROSEVILLE, CA 95747

\$726,353 TopHap Estimate · \$344 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,110 ft²

LIVING AREA

0.25 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$726K

\$692K low

\$761K high

Last Sale

\$745,000 · Dec 1, 2021

Est. Owner Equity

\$367,353

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,843 (2025)
Assessed Value	\$373,398
Previous Assessed	\$366,078

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

79
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2021	Resale	Grant Deed	\$745,000	\$353	\$249K
May 12, 2021	Financing	Intrafamily Transfer			
Jun 24, 2019	Financing	Intrafamily Transfer			\$530K
Apr 4, 2018	Resale	Grant Deed	\$510,000	\$242	\$527K
Mar 1, 2012	Quitclaim	Quit Claim Transfer			
Sep 14, 2010	Resale	Grant Deed	\$335,500	\$159	\$331K
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	0.3 mi
Riego Creek Elementary School	Elementary	KG–5	0.7 mi
Chilton Middle School	Middle	6–8	0.8 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------