

Single Family Residence **RESIDENTIAL**

2501 RANCLAND WAY

ROSEVILLE, CA 95747

\$829,108 TopHap Estimate · \$301 / ft² · confidence 94 · as of Jul 14, 2026

6

BEDS

3.5

BATHS

2,756 ft²

LIVING AREA

0.21 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$829K

\$783K low

\$875K high

Last Sale

\$637,500 · Jun 9, 2020

Est. Owner Equity

\$159,858

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax

\$10,473 (2025)

Assessed Value

\$711,138

Previous Assessed

\$697,195

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

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
Jun 2, 2020	Resale	Grant Deed	\$637,500	\$231	\$569K
Dec 1, 2016	Financing	Intrafamily Transfer			\$340K
Oct 19, 2010	Resale	Grant Deed	\$376,500	\$137	\$371K
Sep 23, 2009	Quitclaim	Quit Claim Transfer			
Jun 29, 2009	Quitclaim	Quit Claim Transfer			
Jun 30, 2009	Resale	Grant Deed	\$2,788,000	\$1012	
Oct 5, 2005	Resale	Grant Deed	\$13,202,000	\$4790	\$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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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