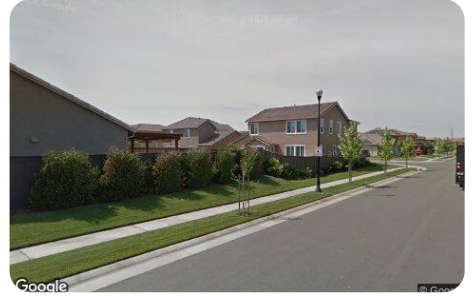


Single Family Residence **RESIDENTIAL**

100 RANCHLAND CT

ROSEVILLE, CA 95747

\$708,295 TopHap Estimate · \$307 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,305 ft²

LIVING AREA

0.21 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$708K

\$665K low

\$751K high

Last Sale

\$280,000 · Jan 28, 2013

Est. Owner Equity

\$708,295

TAX & ASSESSMENT

Property Tax	\$7,681 (2025)
Assessed Value	\$445,886
Previous Assessed	\$437,144

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

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	\$/FT²	LOAN
Jan 24, 2013	Resale	Grant Deed	\$280,000	\$121	
Nov 16, 2010	Resale	Grant Deed	\$321,500	\$139	\$257K
Sep 23, 2009	Quitclaim	Quit Claim Transfer			
Jun 30, 2009	Resale	Grant Deed	\$2,788,000	\$1210	
Jun 29, 2009	Quitclaim	Quit Claim Transfer			
Oct 5, 2005	Resale	Grant Deed	\$13,202,000	\$5728	\$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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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