

Single Family Residence **RESIDENTIAL**

1188 RAND WAY

ROSEVILLE, CA 95678

\$527,216 TopHap Estimate · \$347 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,518 ft²

LIVING AREA

0.18 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$527K

\$491K low

\$564K high

Last Sale

\$525,000 · Feb 4, 2026

Est. Owner Equity

\$107,216

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,703 (2025)
Assessed Value	\$551,412
Previous Assessed	\$540,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

41 FLOOD	63 WILDFIRE	14 DROUGHT
-------------	----------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 26, 2026	Resale	Grant Deed	\$525,000	\$346	\$420K
Apr 17, 1992	Resale	Grant Deed	\$155,000	\$102	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kaseberg Elementary School	Elementary	KG–5	0.3 mi
Buljan Middle School	Middle	6–8	1.6 mi
Roseville High School	High	9–12	1.7 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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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