

Single Family Residence **RESIDENTIAL**

1158 RAND WAY

ROSEVILLE, CA 95678

\$571,818 TopHap Estimate · \$328 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,743 ft²

LIVING AREA

0.16 ac

LOT SIZE

2

PARKING

VALUATION

\$572K

\$554K low

\$590K high

Est. Owner Equity

\$206,818

Loan-to-Value

65%

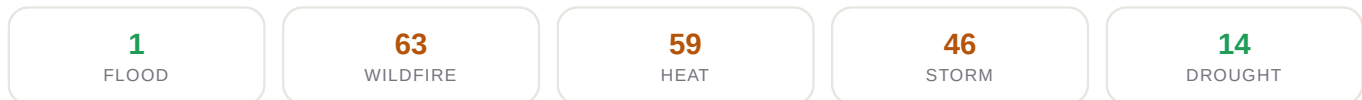
TAX & ASSESSMENT

Property Tax	\$3,293 (2025)
Assessed Value	\$312,729
Previous Assessed	\$306,598

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 18, 1991	Resale	Grant Deed	\$173,500	\$100	\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kaseberg Elementary School	Elementary	KG–5	0.2 mi
Buljan Middle School	Middle	6–8	1.6 mi
Roseville High School	High	9–12	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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