

Single Family Residence **RESIDENTIAL**

2564 RANCHLAND WAY

ROSEVILLE, CA 95747

\$679,121 TopHap Estimate · \$304 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,232 ft²

LIVING AREA

0.2 ac

LOT SIZE

2010

YEAR BUILT

3

PARKING

VALUATION

\$679K

\$640K low

\$718K high

Last Sale

\$315,000 · Apr 6, 2011

Est. Owner Equity

\$118,621

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,642 (2025)
Assessed Value	\$449,301
Previous Assessed	\$440,492

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

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	\$/FT²	LOAN
Dec 14, 2020	Quitclaim	Quit Claim Transfer			
Dec 14, 2020	Financing	Intrafamily Transfer			\$411K
Mar 23, 2020	Quitclaim	Quit Claim Transfer			
Mar 20, 2020	Financing	Intrafamily Transfer			\$405K
Jun 24, 2019	Financing	Intrafamily Transfer			\$375K
Jan 9, 2018	Quitclaim	Quit Claim Transfer			
Jul 15, 2016	Financing	Intrafamily Transfer			\$317K
Mar 4, 2011	Resale	Grant Deed	\$315,000	\$141	\$235K
Apr 8, 2009	Resale	Grant Deed	\$2,706,000	\$1212	
Oct 5, 2005	Resale	Grant Deed	\$13,202,000	\$5915	\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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