

Single Family Residence **RESIDENTIAL**

1178 RAND WAY

ROSEVILLE, CA 95678

\$542,396 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,518 ft²

LIVING AREA

0.17 ac

LOT SIZE

1991

YEAR BUILT

1

PARKING

VALUATION

\$542K

\$522K low

\$563K high

Last Sale

\$383,500 · Jan 26, 2018

Est. Owner Equity

\$542,396

TAX & ASSESSMENT

Property Tax	\$4,630 (2025)
Assessed Value	\$445,080
Previous Assessed	\$436,354

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

34
WILDFIRE

59
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2018	Resale	Grant Deed	\$383,500	\$253	
Nov 4, 2008	Resale	Grant Deed	\$218,000	\$144	
Aug 18, 2008	Non-arms-length	Trustees Deed	\$216,750	\$143	
Aug 9, 2006	Quitclaim	Quit Claim Transfer			
Aug 9, 2006	Quitclaim	Quit Claim Transfer			
Aug 9, 2006	Resale	Grant Deed	\$377,000	\$248	\$301K
May 6, 2002	Resale	Grant Deed	\$230,000	\$152	\$234K
Aug 7, 2000	Quitclaim	Quit Claim Transfer			\$31K
Aug 13, 1998	Quitclaim	Quit Claim Transfer			\$142K
Feb 18, 1992	Resale	Grant Deed	\$160,000	\$105	\$148K

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	1.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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