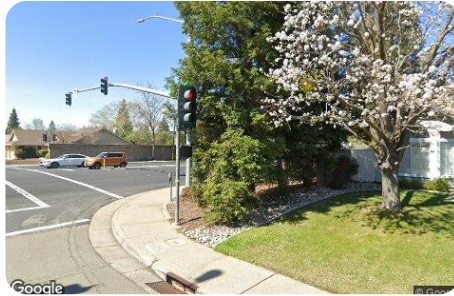


Single Family Residence **RESIDENTIAL**

1298 RAND WAY

ROSEVILLE, CA 95678

\$557,944 TopHap Estimate · \$374 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,491 ft²

LIVING AREA

0.14 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$558K

\$532K low

\$583K high

Last Sale

\$549,000 · Dec 20, 2024

Est. Owner Equity

\$85,804

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,790 (2025)
Assessed Value	\$559,980
Previous Assessed	\$549,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

47
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2024	Resale	Grant Deed	\$549,000	\$368	\$472K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kaseberg Elementary School	Elementary	KG–5	0.4 mi
Buljan Middle School	Middle	6–8	1.6 mi
Roseville High School	High	9–12	1.8 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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