

Single Family Residence **RESIDENTIAL**

1228 RAND WAY

ROSEVILLE, CA 95678

\$746,908 TopHap Estimate · \$245 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,046 ft²
LIVING AREA

0.18 ac
LOT SIZE

1993
YEAR BUILT

2
PARKING

VALUATION

\$747K

\$714K low

\$779K high

Last Sale

\$535,000 · Nov 4, 2020

Est. Owner Equity

\$610,408

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$6,028 (2025)
Assessed Value	\$590,680
Previous Assessed	\$579,099

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

41 FLOOD	66 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2026	Financing	Mortgage			\$137K

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

OWNERSHIP

Occupancy	Owner occupied
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