

Single Family Residence **RESIDENTIAL**

# 1056 SOLACE RIVER WAY

ROSEVILLE, CA 95747

**\$577,435** TopHap Estimate · \$333 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,733 ft<sup>2</sup>**

LIVING AREA

**2024**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$577K**

\$538K low

\$617K high

Last Sale

**\$560,000 · Apr 12, 2024**

Est. Owner Equity

**\$24,490**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,901 (2025) |
| Assessed Value    | \$582,624      |
| Previous Assessed | \$571,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 82<br>WILDFIRE | 56<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE        | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|--------------|--------------------|--------|
| Feb 16, 2024 | Resale | Grant Deed | \$560,000    | \$323              | \$549K |
| Dec 29, 2021 | Resale | Grant Deed | \$13,875,000 | \$8006             |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rex Fortune Elementary School | Elementary | KG–6   | 1.4 mi   |
| Wilson C. Riles Middle School | Middle     | 7–8    | 2.3 mi   |
| Center High School            | High       | 9–12   | 2.8 mi   |

District: Center Joint Unified 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

#### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|