

Single Family Residence **RESIDENTIAL**

1072 SOLACE RIVER WAY

ROSEVILLE, CA 95747

\$572,311 TopHap Estimate · \$330 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,733 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$572K

\$520K low

\$625K high

Last Sale

\$550,000 · May 6, 2024

Est. Owner Equity

\$572,311

TAX & ASSESSMENT

Property Tax	\$8,789 (2025)
Assessed Value	\$572,220
Previous Assessed	\$561,000

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

82
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 16, 2024	Resale	Grant Deed	\$550,000	\$317	
Dec 29, 2021	Resale	Grant Deed	\$13,875,000	\$8006	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.7 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

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	Absentee owner
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