

Single Family Residence **RESIDENTIAL**

# 1088 SOLACE RIVER WAY

ROSEVILLE, CA 95747

**\$661,498** TopHap Estimate · \$279 / ft² · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,370 ft²**

LIVING AREA

**2024**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$661K**

\$609K low

\$714K high

Last Sale

**\$652,000 · Jun 21, 2024**

Est. Owner Equity

**\$74,698**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,610 (2025) |
| Assessed Value    | \$655,245      |
| Previous Assessed | \$642,398      |

## 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 | \$652,000    | \$275              | \$587K |
| Dec 29, 2021 | Resale | Grant Deed | \$13,875,000 | \$5854             |        |

## 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> |
|-----------|-----------------------|