

Single Family Residence **RESIDENTIAL**

1096 SOLACE RIVER WAY

ROSEVILLE, CA 95747

\$652,622 TopHap Estimate · \$247 / ft² · confidence 90 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,639 ft²
LIVING AREA

2024
YEAR BUILT

2
PARKING

VALUATION

\$653K

\$588K low

\$717K high

Last Sale

\$646,000 · Jun 28, 2024

Est. Owner Equity

\$136,062

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$9,789 (2025)
Assessed Value	\$671,786
Previous Assessed	\$658,614

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	82 WILDFIRE	56 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 16, 2024	Resale	Grant Deed	\$646,000	\$245	\$517K
Dec 29, 2021	Resale	Grant Deed	\$13,875,000	\$5258	

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

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	Owner occupied
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