

Single Family Residence **RESIDENTIAL**

1105 SOLACE RIVER WAY

ROSEVILLE, CA 95747

\$604,384 TopHap Estimate · \$278 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,171 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$604K

\$536K low

\$672K high

Last Sale

\$588,000 · Jun 27, 2024

Est. Owner Equity

\$134,634

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$9,281 (2025)
Assessed Value	\$617,779
Previous Assessed	\$605,666

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
Jun 25, 2024	Financing	Intrafamily Transfer			
Feb 6, 2024	Resale	Grant Deed	\$588,000	\$271	\$470K
Dec 29, 2021	Resale	Grant Deed	\$13,875,000	\$6391	

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	Absentee owner
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