

Single Family Residence **RESIDENTIAL**

# 1033 SOLACE RIVER WAY

ROSEVILLE, CA 95747

**\$620,455** TopHap Estimate · \$262 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,370 ft<sup>2</sup>**

LIVING AREA

**2024**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$620K**

\$583K low

\$658K high

Last Sale

**\$604,000 · Mar 22, 2024**

Est. Owner Equity

**\$316,904**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,391 (2025) |
| Assessed Value    | \$627,934      |
| Previous Assessed | \$615,622      |

## 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

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE        | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|--------------|--------------------|--------|
| Feb 16, 2024 | Resale | Grant Deed | \$604,000    | \$255              | \$304K |
| Dec 29, 2021 | Resale | Grant Deed | \$13,875,000 | \$5854             |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rex Fortune Elementary School | Elementary | KG–6   | 1.3 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<br>CRIME INDEX | 85<br>AIR POLLUTION | 80,171<br>POPULATION | \$128K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|