

Single Family Residence **RESIDENTIAL**

1009 SOLACE RIVER WAY

ROSEVILLE, CA 95747

\$650,171 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,639 ft²

LIVING AREA

2023

YEAR BUILT

2

PARKING

VALUATION

\$650K

\$623K low

\$677K high

Last Sale

\$619,000 · Jan 12, 2024

Est. Owner Equity

\$19,016

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$9,560 (2025)
Assessed Value	\$643,546
Previous Assessed	\$630,928

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
Jan 11, 2024	Resale	Grant Deed	\$619,000	\$235	\$607K
Dec 29, 2021	Resale	Grant Deed	\$13,875,000	\$5258	

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 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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