

Single Family Residence **RESIDENTIAL**

2001 LAKE RANGE WAY

ROSEVILLE, CA 95747

\$563,158 TopHap Estimate · \$290 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,945 ft²

LIVING AREA

2022

YEAR BUILT

2

PARKING

VALUATION

\$563K

\$535K low

\$591K high

Last Sale

\$510,000 · Jun 6, 2023

Est. Owner Equity

\$129,658

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$9,273 (2025)
Assessed Value	\$541,215
Previous Assessed	\$530,604

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD83
WILDFIRE14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2023	Resale	Grant Deed	\$510,000	\$262	\$434K
Jun 3, 2023	Financing	Intrafamily Transfer			
Nov 7, 2022	Resale	Grant Deed	\$3,056,500	\$1571	
Jul 11, 2022	Financing	Correction Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	1.4 mi
Wilson C. Riles Middle School	Middle	7–8	2.4 mi
Center High School	High	9–12	2.6 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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