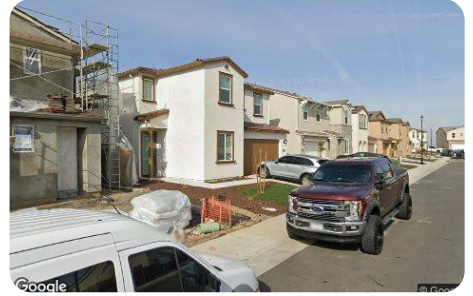


Single Family Residence **RESIDENTIAL**

2041 LAKE RANGE WAY

ROSEVILLE, CA 95747

\$621,201 TopHap Estimate · \$350 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,774 ft²
LIVING AREA

2022
YEAR BUILT

2
PARKING

VALUATION

\$621K

\$557K low

\$685K high

Last Sale

\$620,000 · May 14, 2025

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$8,794 (2025)
Assessed Value	\$632,400
Previous Assessed	\$494,190

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	83 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
May 9, 2025	Resale	Grant Deed	\$620,000	\$349	\$609K
Apr 3, 2023	Resale	Grant Deed	\$475,000	\$268	\$451K
Sep 7, 2022	Resale	Grant Deed	\$3,056,500	\$1723	
Jul 11, 2022	Financing	Correction Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.7 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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