

Single Family Residence **RESIDENTIAL**

2049 LAKE RANGE WAY

ROSEVILLE, CA 95747

\$611,055 TopHap Estimate · \$279 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,190 ft²
LIVING AREA

2022
YEAR BUILT

2
PARKING

VALUATION

\$611K

\$578K low

\$644K high

Est. Owner Equity

\$185,355

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$8,849 (2025)
Assessed Value	\$501,951
Previous Assessed	\$492,109

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
Aug 3, 2023	Financing	Correction Deed			
Dec 6, 2022	Resale	Grant Deed	\$473,000	\$216	\$426K

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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