

Single Family Residence **RESIDENTIAL**

2105 LAKE RANGE WAY

ROSEVILLE, CA 95747

\$629,731 TopHap Estimate · \$288 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,190 ft²

LIVING AREA

2022

YEAR BUILT

2

PARKING

VALUATION

\$630K

\$596K low

\$663K high

Last Sale

\$650,000 · Aug 12, 2022

Est. Owner Equity

\$109,731

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$10,172 (2025)
Assessed Value	\$599,000
Previous Assessed	\$619,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Fireplace	Yes
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	\$/FT²	LOAN
Aug 11, 2022	Financing	Intrafamily Transfer			
Aug 1, 2022	Resale	Grant Deed	\$650,000	\$297	\$520K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.7 mi
Wilson C. Riles Middle School	Middle	7–8	2.5 mi
Center High School	High	9–12	2.7 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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