

Single Family Residence **RESIDENTIAL**

2113 LAKE RANGE WAY

ROSEVILLE, CA 95747

\$630,164 TopHap Estimate · \$324 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,945 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$630K

\$612K low

\$648K high

Last Sale

\$608,000 · Jul 28, 2022

Est. Owner Equity

\$52,573

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$10,297 (2025)
Assessed Value	\$584,000
Previous Assessed	\$629,000

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	84 WILDFIRE	56 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 29, 2022	Resale	Grant Deed	\$608,000	\$313	\$578K
Oct 28, 2021	Resale	Grant Deed	\$1,955,000	\$1005	
Oct 29, 2021	Financing	Assignment Of Agreement Of Sale			

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------