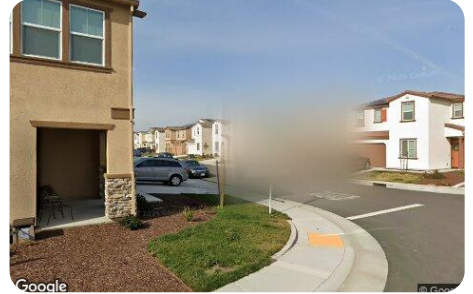


Single Family Residence **RESIDENTIAL**

2168 LAKE RANGE WAY

ROSEVILLE, CA 95747

\$619,885 TopHap Estimate · \$319 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,945 ft²
LIVING AREA

2021
YEAR BUILT

VALUATION

\$620K

\$604K low

\$636K high

Last Sale

\$604,500 · Apr 28, 2022

Est. Owner Equity

\$136,563

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$10,238 (2025)
Assessed Value	\$637,539
Previous Assessed	\$625,039

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	83 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 7, 2024	Financing	Intrafamily Transfer			
Apr 10, 2022	Resale	Grant Deed	\$604,500	\$311	\$483K
Oct 29, 2021	Financing	Assignment Of Agreement Of Sale			
Jul 21, 2021	Resale	Grant Deed	\$946,272	\$487	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	1.3 mi
Wilson C. Riles Middle School	Middle	7–8	2.4 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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