

Single Family Residence **RESIDENTIAL**

2136 LAKE RANGE WAY

ROSEVILLE, CA 95747

\$602,000 TopHap Estimate · \$298 / ft² · confidence 97 · as of Jun 23, 2026



4
BEDS

3
BATHS

2,018 ft²
LIVING AREA

2022
YEAR BUILT

2
PARKING

VALUATION

\$602K

\$584K low

\$620K high

Last Sale

\$620,000 · Apr 3, 2024

Est. Owner Equity

\$106,170

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$9,852 (2025)
Assessed Value	\$589,000
Previous Assessed	\$583,000

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
Mar 26, 2024	Resale	Grant Deed	\$620,000	\$307	\$496K
Feb 20, 2024	Financing	Intrafamily Transfer			
Jan 3, 2024	Non-arms-length	Trustees Deed	\$481,800	\$239	\$482K
Jun 15, 2022	Resale	Grant Deed	\$614,000	\$304	\$583K
Oct 28, 2021	Resale	Grant Deed	\$1,955,000	\$969	
Oct 29, 2021	Financing	Assignment Of Agreement Of Sale			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.8 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	Absentee owner
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