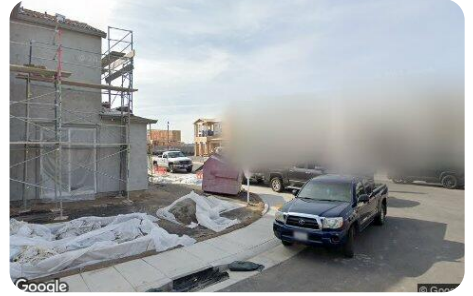


Single Family Residence **RESIDENTIAL**

2016 LAKE RANGE WAY

ROSEVILLE, CA 95747

\$533,572 TopHap Estimate · \$301 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,774 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$534K

\$510K low

\$558K high

Last Sale

\$430,000 · Apr 19, 2023

Est. Owner Equity

\$189,572

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,293 (2025)
Assessed Value	\$456,318
Previous Assessed	\$447,372

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 30, 2023	Resale	Grant Deed	\$430,000	\$242	\$344K
Sep 7, 2022	Resale	Grant Deed	\$3,056,500	\$1723	
Jul 11, 2022	Financing	Correction Deed			

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	2.6 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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