

Single Family Residence **RESIDENTIAL**

2217 LAKE RANGE WAY

ROSEVILLE, CA 95747

\$656,775 TopHap Estimate · \$285 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,307 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$657K

\$613K low

\$701K high

Last Sale

\$655,000 · Aug 8, 2024

Est. Owner Equity

\$115,088

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$10,569 (2025)
Assessed Value	\$668,100
Previous Assessed	\$655,000

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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 2024	Resale	Grant Deed	\$655,000	\$284	\$542K
May 22, 2022	Resale	Grant Deed	\$660,000	\$286	
Jun 14, 2022	Financing	Intrafamily Transfer			
Oct 29, 2021	Financing	Assignment Of Agreement Of Sale			
Oct 28, 2021	Resale	Grant Deed	\$1,955,000	\$847	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.9 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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