

Single Family Residence **RESIDENTIAL**

1104 BLUE RANGE WAY

ROSEVILLE, CA 95747

\$643,504 TopHap Estimate · \$231 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,789 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$644K

\$610K low

\$677K high

Last Sale

\$590,000 · Feb 9, 2024

Est. Owner Equity

\$218,504

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$10,892 (2025)
Assessed Value	\$613,836
Previous Assessed	\$601,800

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
Apr 9, 2026	Quitclaim	Quit Claim Transfer			\$425K
May 11, 2024	Financing	Grant Deed			
Feb 6, 2024	Resale	Grant Deed	\$590,000	\$212	\$443K
Sep 7, 2023	Resale	Grant Deed	\$2,773,000	\$994	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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