

Single Family Residence **RESIDENTIAL**

# 1128 BLUE RANGE WAY

ROSEVILLE, CA 95747

**\$612,059** TopHap Estimate · \$253 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,421 ft<sup>2</sup>**

LIVING AREA

**2023**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$612K**

\$578K low

\$646K high

Last Sale

**\$600,000 · Jan 19, 2024**

Est. Owner Equity

**\$222,059**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,727 (2025) |
| Assessed Value    | \$605,746       |
| Previous Assessed | \$593,869       |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 83<br>WILDFIRE | 56<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-------------|--------------------|--------|
| Dec 16, 2023 | Resale | Grant Deed | \$600,000   | \$248              | \$390K |
| Sep 7, 2023  | Resale | Grant Deed | \$2,773,000 | \$1145             |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rex Fortune Elementary School | Elementary | KG–6   | 0.5 mi   |
| Wilson C. Riles Middle School | Middle     | 7–8    | 2.6 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<br>CRIME INDEX | 85<br>AIR POLLUTION | 80,171<br>POPULATION | \$128K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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