

Single Family Residence **RESIDENTIAL**

1200 BLUE RANGE WAY

ROSEVILLE, CA 95747

\$637,200 TopHap Estimate · \$263 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,427 ft²

LIVING AREA

2023

YEAR BUILT

2

PARKING

VALUATION

\$637K

\$603K low

\$671K high

Last Sale

\$635,000 · Aug 10, 2023

Est. Owner Equity

\$97,200

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$11,123 (2025)
Assessed Value	\$642,387
Previous Assessed	\$629,792

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
Feb 23, 2026	Financing	Intrafamily Transfer			\$540K
Feb 23, 2026	Financing	Intrafamily Transfer			
Jul 28, 2023	Resale	Grant Deed	\$635,000	\$262	\$508K
Jan 6, 2023	Resale	Grant Deed	\$3,056,500	\$1259	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.4 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 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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