

Single Family Residence **RESIDENTIAL**

1208 BLUE RANGE WAY

ROSEVILLE, CA 95747

\$659,934 TopHap Estimate · \$300 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,197 ft²

LIVING AREA

2023

YEAR BUILT

2

PARKING

VALUATION

\$660K

\$633K low

\$687K high

Last Sale

\$610,000 · Oct 12, 2023

Est. Owner Equity

\$171,934

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$11,439 (2025)
Assessed Value	\$671,578
Previous Assessed	\$658,410

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Pool	In-Ground Pool

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
Sep 12, 2023	Resale	Grant Deed	\$610,000	\$278	\$488K
Dec 8, 2022	Resale	Grant Deed	\$3,056,500	\$1391	

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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