

Single Family Residence **RESIDENTIAL**

1089 BLUE RANGE WAY

ROSEVILLE, CA 95747

\$767,562 TopHap Estimate · \$216 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,561 ft²

LIVING AREA

2023

YEAR BUILT

2

PARKING

VALUATION

\$768K

\$739K low

\$797K high

Last Sale

\$740,000 · Feb 5, 2024

Est. Owner Equity

\$177,562

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$12,503 (2025)
Assessed Value	\$769,896
Previous Assessed	\$754,800

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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 4, 2024	Resale	Grant Deed	\$740,000	\$208	\$590K
Oct 6, 2023	Resale	Grant Deed	\$3,062,500	\$860	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.5 mi
Wilson C. Riles Middle School	Middle	7–8	2.5 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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