

Single Family Residence **RESIDENTIAL**

# 1016 BLUE RANGE WAY

ROSEVILLE, CA 95747

**\$642,479** TopHap Estimate · \$265 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,421 ft²**

LIVING AREA

**2024**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$642K**

\$604K low

\$681K high

Last Sale

**\$645,000 · May 24, 2024**

Est. Owner Equity

**\$126,780**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,429 (2025) |
| Assessed Value    | \$670,666       |
| Previous Assessed | \$657,516       |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 83<br>WILDFIRE | 56<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-------------|--------------------|--------|
| Apr 22, 2024 | Resale | Grant Deed | \$645,000   | \$266              | \$516K |
| Mar 5, 2024  | Resale | Grant Deed | \$2,193,500 | \$906              |        |

## 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   | 2.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|