

Single Family Residence **RESIDENTIAL**

1032 BLUE RANGE WAY

ROSEVILLE, CA 95747

\$787,429 TopHap Estimate · \$221 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,561 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$787K

\$740K low

\$835K high

Last Sale

\$780,000 · May 3, 2024

Est. Owner Equity

\$202,429

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$13,030 (2025)
Assessed Value	\$811,512
Previous Assessed	\$795,600

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
Mar 25, 2024	Resale	Grant Deed	\$780,000	\$219	\$585K
Feb 7, 2024	Resale	Grant Deed	\$2,193,500	\$616	

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

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	Absentee owner
-----------	----------------