

Single Family Residence **RESIDENTIAL**

# 1048 BLUE RANGE WAY

ROSEVILLE, CA 95747

**\$619,156** TopHap Estimate · \$283 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,190 ft<sup>2</sup>**

LIVING AREA

**2024**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$619K**

\$592K low

\$646K high

Last Sale

**\$610,000 · Apr 15, 2024**

Est. Owner Equity

**\$319,156**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,117 (2025) |
| Assessed Value    | \$634,644       |
| Previous Assessed | \$622,200       |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 83<br>WILDFIRE | 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   |
|-------------|--------|------------|-------------|--------------------|--------|
| Mar 8, 2024 | Resale | Grant Deed | \$610,000   | \$279              | \$300K |
| Dec 6, 2023 | Resale | Grant Deed | \$2,193,500 | \$1002             |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rex Fortune Elementary School | Elementary | KG–6   | 1.6 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<br>CRIME INDEX | 85<br>AIR POLLUTION | 80,171<br>POPULATION | \$128K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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