

Residential - Vacant Land

RESIDENTIAL

10045 FIVE RIVERS LN

ROSEVILLE, CA 95747



TAX & ASSESSMENT

Property Tax	\$1,004 (2025)
Assessed Value	\$29,766
Previous Assessed	\$29,183

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	PLACER
Pool	No

CLIMATE RISK

38
FLOOD

77
WILDFIRE

56
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2026	Financing	Mortgage			\$3.1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Creekview Ranch K-8 School	Elementary	KG–8	1.2 mi
Oakmont High School	High	9–12	4.8 mi

District: Roseville Joint Union High 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	Absentee owner
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