

Single Family Residence

RESIDENTIAL

1256 BLUE RANGE WAY

ROSEVILLE, CA 95747

\$634,578

TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,362 ft²

LIVING AREA

2023

YEAR BUILT

2

PARKING

VALUATION

\$635K

\$601K low

\$668K high

Last Sale

\$640,000 · Jul 31, 2023

Est. Owner Equity

\$59,578

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$11,455 (2025)
Assessed Value	\$665,856
Previous Assessed	\$652,800

PROPERTY FACTS

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

CLIMATE RISK

35 FLOOD	83 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2023	Resale	Grant Deed	\$640,000	\$271	\$575K
Mar 6, 2023	Resale	Grant Deed	\$3,056,500	\$1294	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	1.8 mi
Wilson C. Riles Middle School	Middle	7–8	2.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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