

Single Family Residence **RESIDENTIAL**

1258 RAND WAY

ROSEVILLE, CA 95678

\$639,018 TopHap Estimate · \$351 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,820 ft²

LIVING AREA

0.18 ac

LOT SIZE

1993

YEAR BUILT

2

PARKING

VALUATION

\$639K

\$602K low

\$676K high

Last Sale

\$610,000 · Mar 25, 2024

Est. Owner Equity

\$204,818

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$6,472 (2025)
Assessed Value	\$634,644
Previous Assessed	\$622,200

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	34 WILDFIRE	59 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2024	Resale	Grant Deed	\$610,000	\$335	\$488K
May 7, 2014	Quitclaim	Quit Claim Transfer			
May 1, 2014	Resale	Grant Deed	\$335,000	\$184	\$268K
Nov 9, 2006	Quitclaim	Quit Claim Transfer			
Nov 9, 2006	Quitclaim	Quit Claim Transfer			
Jan 16, 2004	Resale	Grant Deed	\$350,000	\$192	\$280K
Jan 13, 2004	Recorded document	Affidavit Of Death			
Mar 31, 1997	Resale	Grant Deed	\$172,000	\$95	\$50K
Dec 10, 1992	Resale	Grant Deed	\$157,500	\$87	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kaseberg Elementary School	Elementary	KG–5	0.3 mi
Buljan Middle School	Middle	6–8	1.6 mi
Roseville High School	High	9–12	1.8 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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K 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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