

Single Family Residence **RESIDENTIAL**

1198 RAND WAY

ROSEVILLE, CA 95678

\$779,836 TopHap Estimate · \$247 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,153 ft²

LIVING AREA

0.26 ac

LOT SIZE

1992

YEAR BUILT

4

PARKING

VALUATION

\$780K

\$740K low

\$820K high

Last Sale

\$505,000 · Aug 31, 2005

Est. Owner Equity

\$316,336

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,414 (2025)
Assessed Value	\$724,407
Previous Assessed	\$710,204

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.26
Construction	Frame (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	\$/FT ²	LOAN
Oct 26, 2020	Financing	Intrafamily Transfer			\$364K
Aug 25, 2005	Resale	Grant Deed	\$505,000	\$160	\$400K
Nov 2, 2001	Quitclaim	Quit Claim Transfer			\$200K
Apr 30, 1992	Resale	Grant Deed	\$181,500	\$58	\$145K

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	1.7 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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