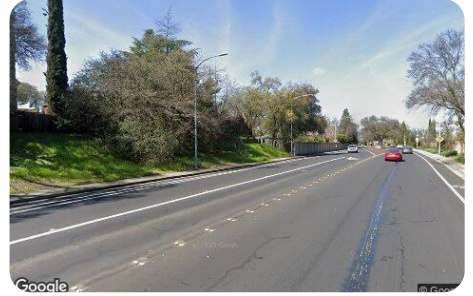
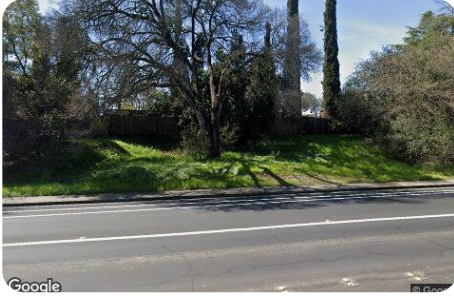


Single Family Residence **RESIDENTIAL**

1603 OLD HART RANCH RD

ROSEVILLE, CA 95661

\$921,250 TopHap Estimate · \$321 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,867 ft²

LIVING AREA

0.29 ac

LOT SIZE

1987

YEAR BUILT

3

PARKING

VALUATION

\$921K

\$873K low

\$969K high

Last Sale

\$520,000 · Nov 15, 2017

Est. Owner Equity

\$432,500

Loan-to-Value

51%

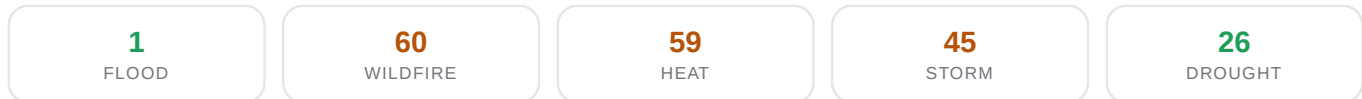
TAX & ASSESSMENT

Property Tax	\$6,057 (2025)
Assessed Value	\$603,499
Previous Assessed	\$591,667

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.29
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2017	Resale	Grant Deed	\$520,000	\$181	\$489K
Mar 14, 2016	Financing	Intrafamily Transfer			\$333K
Oct 7, 2004	Quitclaim	Quit Claim Transfer			\$380K
Aug 31, 2001	Resale	Grant Deed	\$330,000	\$115	\$264K
Aug 31, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestmont Elementary School	Elementary	KG–5	0.4 mi
Oakmont High School	High	9–12	1.0 mi
Eich Middle School	Middle	6–8	1.4 mi

District: Roseville City Elementary 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 95661

67 CRIME INDEX	84 AIR POLLUTION	35,720 POPULATION	\$109K 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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