

Single Family Residence **RESIDENTIAL**

1218 RAND WAY

ROSEVILLE, CA 95678

\$647,520 TopHap Estimate · \$374 / ft² · confidence 95 · as of Jul 14, 2026



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BEDS

2.5

BATHS

1,730 ft²

LIVING AREA

0.16 ac

LOT SIZE

1992

YEAR BUILT

2

PARKING

VALUATION

\$648K

\$616K low

\$679K high

Last Sale

\$650,000 · Mar 26, 2024

Est. Owner Equity

\$24,520

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,274 (2025)
Assessed Value	\$605,000
Previous Assessed	\$596,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

41
FLOOD

66
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2024	Resale	Grant Deed	\$650,000	\$376	\$618K
May 23, 2019	Resale	Grant Deed	\$441,000	\$255	\$433K
Aug 21, 2002	Quitclaim	Quit Claim Transfer			\$190K
Apr 2, 1999	Resale	Grant Deed	\$171,500	\$99	\$158K

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



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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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