

Single Family Residence **RESIDENTIAL**

1239 RAND WAY

ROSEVILLE, CA 95678

\$593,761 TopHap Estimate · \$297 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,001 ft²

LIVING AREA

0.14 ac

LOT SIZE

1993

YEAR BUILT

1

PARKING

VALUATION

\$594K

\$568K low

\$620K high

Last Sale

\$505,000 · Apr 1, 2021

Est. Owner Equity

\$114,011

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,766 (2025)
Assessed Value	\$557,557
Previous Assessed	\$546,626

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	65 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
May 10, 2022	Financing	Intrafamily Transfer			
Mar 31, 2021	Resale	Grant Deed	\$505,000	\$252	\$480K
Mar 2, 2015	Resale	Grant Deed	\$320,000	\$160	\$327K
May 22, 2014	Non-arms-length	Trustees Deed	\$428,800	\$214	
Mar 22, 2006	Resale	Grant Deed	\$469,954	\$235	\$376K
Mar 31, 2005	Quitclaim	Quit Claim Transfer			
Feb 15, 2005	Recorded document	Grant Deed			
Mar 29, 2005	Resale	Grant Deed	\$480,000	\$240	\$384K
Nov 8, 2002	Financing	Grant Deed			\$233K
May 23, 1996	Resale	Grant Deed	\$157,000	\$78	\$154K
Sep 28, 1994	Quitclaim	Quit Claim Transfer			
Apr 2, 1993	Resale	Grant Deed	\$170,000	\$85	\$161K

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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