

Single Family Residence **RESIDENTIAL**

1317 RIDGERUN DR

ROSEVILLE, CA 95747

\$508,965 TopHap Estimate · \$413 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,231 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$509K

\$487K low

\$531K high

Last Sale

\$328,000 · Aug 19, 2016

Est. Owner Equity

\$90,261

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,977 (2025)
Assessed Value	\$388,278
Previous Assessed	\$380,666

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	64 WILDFIRE	58 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
Aug 11, 2016	Resale	Grant Deed	\$328,000	\$266	\$322K
Jul 24, 2012	Financing	Intrafamily Transfer			\$240K
May 8, 2008	Resale	Grant Deed	\$256,000	\$208	\$253K
Aug 29, 2006	Recorded document	Grant Deed			
Aug 28, 2006	Quitclaim	Quit Claim Transfer			
Aug 25, 2006	Financing	Grant Deed			\$369K
Mar 21, 2006	Recorded document	Grant Deed			
Sep 26, 2005	Quitclaim	Quit Claim Transfer			
Mar 22, 2005	Financing	Grant Deed			\$270K
Jul 18, 2003	Quitclaim	Quit Claim Transfer			

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Jul 18, 2003	Resale	Grant Deed	\$253,000	\$206	\$202K
Sep 14, 2001	Financing	Grant Deed			\$187K
Dec 1, 1992	Resale	Grant Deed	\$133,000	\$108	\$129K
Aug 22, 1990	Resale	Grant Deed	\$161,000	\$131	\$129K
Apr 24, 1989	Resale	Grant Deed	\$98,000	\$80	\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.3 mi
Silverado Middle School	Middle	6–8	0.6 mi
Woodcreek High School	High	9–12	1.1 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 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K 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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