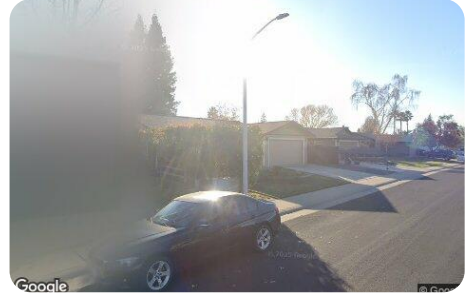
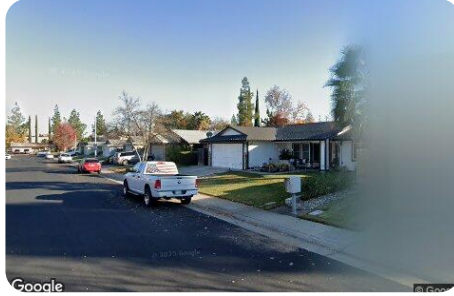


Single Family Residence **RESIDENTIAL**

# 1350 RIDGERUN DR

ROSEVILLE, CA 95747

**\$527,528** TopHap Estimate · \$387 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,363 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$528K**

\$514K low

\$541K high

Last Sale

**\$132,000 · Oct 10, 1997**

Est. Owner Equity

**\$256,028**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,457 (2025) |
| Assessed Value    | \$234,154      |
| Previous Assessed | \$229,564      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 55<br>WILDFIRE | 58<br>HEAT | 46<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 9, 2025  | Financing | Intrafamily Transfer |           |        |        |
| Oct 10, 1997 | Resale    | Grant Deed           | \$132,000 | \$97   | \$130K |
| Jul 21, 1994 | Resale    | Grant Deed           | \$132,000 | \$97   | \$106K |
| Jun 1, 1989  | Resale    | Grant Deed           | \$102,000 | \$75   | \$75K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Heritage Oak Elementary School | Elementary | KG–5   | 0.3 mi   |
| Silverado Middle School        | Middle     | 6–8    | 0.8 mi   |
| Woodcreek High School          | High       | 9–12   | 1.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|