

Single Family Residence **RESIDENTIAL**

1345 RIDGERUN DR

ROSEVILLE, CA 95747

\$571,366 TopHap Estimate · \$357 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,600 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$571K

\$552K low

\$591K high

Last Sale

\$438,000 · Aug 28, 2019

Est. Owner Equity

\$130,266

Loan-to-Value

75%

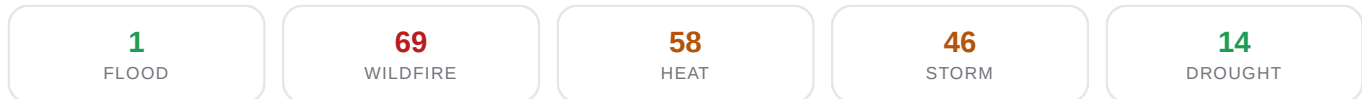
TAX & ASSESSMENT

Property Tax	\$3,239 (2025)
Assessed Value	\$488,591
Previous Assessed	\$479,012

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2019	Resale	Grant Deed	\$438,000	\$274	\$438K
Mar 7, 2012	Quitclaim	Quit Claim Transfer			\$167K
Mar 7, 2012	Recorded document	Affidavit Of Death			
Oct 28, 1993	Financing	Grant Deed			\$95K
Jul 7, 1989	Resale	Grant Deed	\$103,500	\$65	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.2 mi
Silverado Middle School	Middle	6–8	0.7 mi
Woodcreek High School	High	9–12	1.2 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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