

Single Family Residence **RESIDENTIAL**

1344 RIDGERUN DR

ROSEVILLE, CA 95747

\$576,323 TopHap Estimate · \$351 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,643 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

8

ROOMS

2

PARKING

VALUATION

\$576K

\$556K low

\$597K high

Last Sale

\$441,000 · Jul 17, 2020

Est. Owner Equity

\$165,323

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,071 (2025)
Assessed Value	\$486,897
Previous Assessed	\$477,351

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

48
WILDFIRE

58
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2021	Financing	Intrafamily Transfer			
Jul 15, 2020	Resale	Grant Deed	\$441,000	\$268	\$418K
Dec 19, 2013	Financing	Intrafamily Transfer			\$191K
Oct 19, 1998	Resale	Trustees Deed	\$147,000	\$89	\$139K
Oct 19, 1998	Quitclaim	Quit Claim Transfer			
Feb 20, 1997	Quitclaim	Quit Claim Transfer			
Feb 20, 1997	Quitclaim	Quit Claim Transfer			
Dec 2, 1992	Resale	Grant Deed	\$141,500	\$86	
Aug 2, 1991	Resale	Grant Deed	\$167,500	\$102	\$134K
May 8, 1989	Resale	Grant Deed	\$108,000	\$66	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.3 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	Absentee owner
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