

Single Family Residence **RESIDENTIAL**

349 INDIAN RUNNER CT

ROSEVILLE, CA 95747

\$702,834 TopHap Estimate · \$243 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,894 ft²

LIVING AREA

0.16 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$703K

\$632K low

\$773K high

Last Sale

\$704,000 · Aug 25, 2025

Est. Owner Equity

\$69,234

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$6,975 (2025)
Assessed Value	\$704,000
Previous Assessed	\$492,558

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

25
FLOOD

68
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2025	Resale	Grant Deed	\$704,000	\$243	\$634K
May 20, 2015	Quitclaim	Quit Claim Transfer			
Aug 31, 2012	Resale	Grant Deed	\$400,000	\$138	\$320K
Sep 5, 2012	Recorded document	Grant Deed			
Aug 5, 2011	Recorded document	Grant Deed			
Jun 27, 2011	Resale	Grant Deed	\$3,760,000	\$1299	
Dec 8, 2010	Foreclosure sale	Trustees Deed	\$7,706,000	\$2663	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cooley Middle School	Middle	6–8	1.0 mi
Thomas Jefferson Elementary School	Elementary	KG–5	2.4 mi
Roseville High School	High	9–12	3.6 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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