

Single Family Residence **RESIDENTIAL**

1374 INDIAN RUNNER DR

ROSEVILLE, CA 95747

\$572,226 TopHap Estimate · \$289 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,981 ft²

LIVING AREA

0.12 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$572K

\$503K low

\$642K high

Last Sale

\$307,000 · Nov 27, 2012

Est. Owner Equity

\$365,540

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,720 (2025)
Assessed Value	\$385,203
Previous Assessed	\$377,651

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10
FLOOD

66
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2023	Financing	Transfer On Death Deed			
Aug 31, 2012	Resale	Grant Deed	\$307,000	\$155	\$207K
Aug 5, 2011	Recorded document	Grant Deed			
Jun 27, 2011	Resale	Grant Deed	\$3,760,000	\$1898	
Dec 8, 2010	Foreclosure sale	Trustees Deed	\$7,706,000	\$3890	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cooley Middle School	Middle	6–8	0.9 mi
Thomas Jefferson Elementary School	Elementary	KG–5	2.4 mi
Roseville High School	High	9–12	3.5 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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