

Single Family Residence **RESIDENTIAL**

1311 RIDGERUN DR

ROSEVILLE, CA 95747

\$650,916 TopHap Estimate · \$396 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,643 ft²
LIVING AREA

0.15 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$651K

\$608K low

\$694K high

Last Sale

\$647,000 · Apr 3, 2025

Est. Owner Equity

\$133,316

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,744 (2025)
Assessed Value	\$659,940
Previous Assessed	\$263,769

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	73 WILDFIRE	58 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 27, 2025	Resale	Grant Deed	\$647,000	\$394	\$518K
Jan 12, 2021	Financing	Intrafamily Transfer			
Jan 12, 2021	Financing	Intrafamily Transfer			\$335K
Mar 9, 2020	Quitclaim	Quit Claim Transfer			
Mar 9, 2020	Quitclaim	Quit Claim Transfer			\$320K
Aug 10, 2018	Quitclaim	Quit Claim Transfer			
Nov 28, 1994	Resale	Grant Deed	\$3,500	\$2	
Feb 1, 1989	Resale	Grant Deed	\$104,500	\$64	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.3 mi
Silverado Middle School	Middle	6–8	0.6 mi
Woodcreek High School	High	9–12	1.1 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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