

Single Family Residence **RESIDENTIAL**

1308 RICE LN

ROSEVILLE, CA 95678

\$493,154 TopHap Estimate · \$362 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,362 ft²

LIVING AREA

0.11 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$493K

\$469K low

\$517K high

Last Sale

\$346,000 · Oct 11, 2018

Est. Owner Equity

\$182,942

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,011 (2025)
Assessed Value	\$393,684
Previous Assessed	\$385,966

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

57
WILDFIRE

59
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 8, 2018	Resale	Grant Deed	\$346,000	\$254	\$315K
Feb 7, 2017	Resale	Grant Deed	\$320,000	\$235	\$150K
Jun 26, 2008	Quitclaim	Quit Claim Transfer			
Jun 25, 2008	Resale	Grant Deed	\$219,000	\$161	\$175K
Oct 16, 2003	Non-arms-length	Grant Deed	\$250,000	\$184	\$200K
Jan 10, 1990	Non-arms-length	Grant Deed	\$130,000	\$95	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kaseberg Elementary School	Elementary	KG–5	0.4 mi
Roseville High School	High	9–12	1.3 mi

Buljan Middle School	Middle	6–8	1.4 mi
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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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K 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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