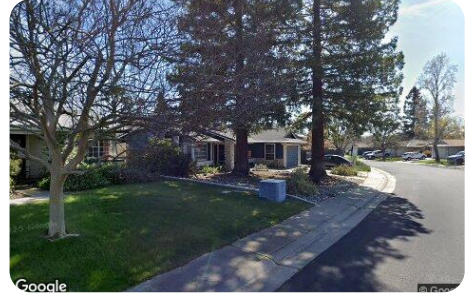


Single Family Residence **RESIDENTIAL**

1318 RIDGERUN DR

ROSEVILLE, CA 95747

\$584,859 TopHap Estimate · \$366 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,600 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$585K

\$568K low

\$601K high

Last Sale

\$142,000 · Aug 12, 1994

Est. Owner Equity

\$492,609

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$2,551 (2025)
Assessed Value	\$243,250
Previous Assessed	\$238,482

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Wood Shingle
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

71
WILDFIRE

58
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 21, 2023	Financing	Intrafamily Transfer			
Mar 26, 2007	Recorded document	Grant Deed			
Mar 26, 2007	Recorded document	Affidavit Of Death			
Dec 5, 2000	Recorded document	Grant Deed			
Aug 12, 1994	Non-arms-length	Grant Deed	\$142,000	\$89	
Dec 31, 1991	Quitclaim	Quit Claim Transfer			\$88K
Apr 25, 1989	Non-arms-length	Trustees Deed	\$30,000	\$19	
Apr 25, 1989	Resale	Trustees Deed	\$16,590	\$10	\$80K

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	1.1 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------