

Single Family Residence **RESIDENTIAL**

1325 RIDGERUN DR

ROSEVILLE, CA 95747

\$507,968 TopHap Estimate · \$413 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,231 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$508K

\$487K low

\$529K high

Last Sale

\$331,000 · May 18, 2017

Est. Owner Equity

\$507,968

TAX & ASSESSMENT

Property Tax	\$4,088 (2025)
Assessed Value	\$391,829
Previous Assessed	\$384,147

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	36 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
Apr 4, 2019	Quitclaim	Quit Claim Transfer			
May 11, 2017	Resale	Grant Deed	\$331,000	\$269	
Sep 30, 2005	Financing	Intrafamily Transfer			\$312K
Oct 14, 2005	Quitclaim	Quit Claim Transfer			
Jan 20, 2005	Resale	Grant Deed	\$335,000	\$272	\$268K
Dec 5, 2000	Recorded document	Grant Deed			
Aug 12, 1994	Non-arms-length	Grant Deed	\$133,000	\$108	
Dec 31, 1991	Quitclaim	Quit Claim Transfer			\$80K
May 31, 1989	Resale	Grant Deed	\$96,500	\$78	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.2 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	Absentee owner
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