

Single Family Residence **RESIDENTIAL**

1320 RIDGERUN DR

ROSEVILLE, CA 95747

\$560,323 TopHap Estimate · \$341 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,643 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$560K

\$543K low

\$577K high

Last Sale

\$548,000 · Aug 14, 2023

Est. Owner Equity

\$94,523

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,932 (2025)
Assessed Value	\$570,139
Previous Assessed	\$558,960

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	63 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
Aug 14, 2023	Resale	Grant Deed	\$548,000	\$334	\$466K
Mar 28, 2023	Resale	Grant Deed	\$435,000	\$265	\$428K
Sep 11, 2017	Resale	Grant Deed	\$375,000	\$228	
Feb 25, 2015	Resale	Grant Deed	\$315,000	\$192	\$236K
Feb 28, 2002	Resale	Grant Deed	\$210,000	\$128	\$175K
Nov 2, 1998	Quitclaim	Quit Claim Transfer			\$90K
May 17, 1989	Resale	Grant Deed	\$106,000	\$65	\$85K

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
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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 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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