

Single Family Residence

RESIDENTIAL

1509 RIVER OAK WAY

ROSEVILLE, CA 95747

\$905,562 TopHap Estimate · \$302 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,999 ft²

LIVING AREA

0.18 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$906K

\$876K low

\$935K high

Last Sale

\$890,000 · Feb 26, 2024

Est. Owner Equity

\$230,562

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$9,538 (2025)
Assessed Value	\$925,956
Previous Assessed	\$907,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

61
WILDFIRE

58
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 15, 2024	Resale	Grant Deed	\$890,000	\$297	\$690K
Sep 16, 2021	Resale	Grant Deed	\$900,000	\$300	\$809K
Jun 28, 2001	Quitclaim	Quit Claim Transfer			
Aug 13, 1997	Resale	Grant Deed	\$215,000	\$72	\$171K
Jul 26, 1996	Quitclaim	Quit Claim Transfer			
Mar 9, 1990	Resale	Grant Deed	\$236,500	\$79	\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quail Glen Elementary School	Elementary	KG–5	1.1 mi
Woodcreek High School	High	9–12	1.3 mi
Silverado Middle School	Middle	6–8	1.4 mi

District: Dry Creek Joint Elementary 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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