

Single Family Residence

RESIDENTIAL

1307 RICE LN

ROSEVILLE, CA 95678

\$487,314 TopHap Estimate · \$358 / 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

5

ROOMS

2

PARKING

VALUATION

\$487K

\$461K low

\$513K high

Last Sale

\$369,000 · Mar 19, 2020

Est. Owner Equity

\$155,490

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,116 (2025)
Assessed Value	\$411,280
Previous Assessed	\$403,216

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

63
WILDFIRE

59
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 30, 2025	Financing	Intrafamily Transfer			
Mar 10, 2020	Resale	Grant Deed	\$369,000	\$271	\$332K
Feb 24, 2012	Resale	Grant Deed	\$212,000	\$156	\$205K
Sep 26, 2011	Financing	Grant Deed			\$141K
Sep 7, 2011	Resale	Grant Deed	\$141,500	\$104	
Mar 11, 2011	Non-arms-length	Trustees Deed	\$141,300	\$104	
May 28, 2003	Resale	Grant Deed	\$238,000	\$175	\$190K
Dec 23, 2002	Quitclaim	Quit Claim Transfer			
Dec 23, 2002	Resale	Grant Deed	\$220,000	\$162	
Jul 29, 1994	Resale	Grant Deed	\$120,000	\$88	\$117K

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

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	Absentee owner
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