

Single Family Residence **RESIDENTIAL**

1305 RICE LN

ROSEVILLE, CA 95678

\$515,134 TopHap Estimate · \$386 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.11 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$515K

\$480K low

\$550K high

Last Sale

\$430,000 · Sep 23, 2021

Est. Owner Equity

\$92,923

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,735 (2025)
Assessed Value	\$465,444
Previous Assessed	\$456,319

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

56
WILDFIRE

59
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 15, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Sep 16, 2021	Resale	Grant Deed	\$430,000	\$323	\$422K
May 10, 2001	Resale	Grant Deed	\$180,000	\$135	\$144K
May 31, 1991	Resale	Grant Deed	\$144,000	\$108	\$115K

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	Owner occupied
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