

Single Family Residence **RESIDENTIAL**

1306 RICE LN

ROSEVILLE, CA 95678

\$534,009 TopHap Estimate · \$401 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.11 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$534K

\$511K low

\$557K high

Last Sale

\$525,000 · Feb 22, 2024

Est. Owner Equity

\$18,519

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$5,134 (2025)
Assessed Value	\$511,000
Previous Assessed	\$495,000

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	61 WILDFIRE	59 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
Feb 21, 2024	Resale	Grant Deed	\$525,000	\$394	\$515K
Feb 6, 2019	Quitclaim	Quit Claim Transfer			
Feb 28, 2002	Resale	Grant Deed	\$184,000	\$138	\$181K
Jan 15, 1999	Quitclaim	Quit Claim Transfer			
Dec 1, 1998	Quitclaim	Quit Claim Transfer			\$100K
May 20, 1998	Quitclaim	Quit Claim Transfer			
Aug 17, 1990	Resale	Grant Deed	\$161,500	\$121	\$113K

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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