

Single Family Residence **RESIDENTIAL**

# 1358 INDIAN RUNNER DR

ROSEVILLE, CA 95747

**\$821,709** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**3,048 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2008**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$822K**

\$736K low

\$907K high

Last Sale

**\$592,000 · Aug 8, 2018**

Est. Owner Equity

**\$313,709**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,704 (2025) |
| Assessed Value    | \$673,590      |
| Previous Assessed | \$660,383      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

## CLIMATE RISK

**1**  
FLOOD

**70**  
WILDFIRE

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 6, 2018  | Resale    | Grant Deed           | \$592,000 | \$194              | \$518K |
| Oct 24, 2016 | Financing | Intrafamily Transfer |           |                    | \$460K |
| Sep 26, 2008 | Resale    | Grant Deed           | \$379,000 | \$124              | \$387K |
| Sep 26, 2007 | Resale    | Grant Deed           | \$759,916 | \$249              |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Cooley Middle School               | Middle     | 6–8    | 0.9 mi   |
| Thomas Jefferson Elementary School | Elementary | KG–5   | 2.4 mi   |
| Roseville High School              | High       | 9–12   | 3.5 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 95747

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|