

Single Family Residence **RESIDENTIAL**

1323 RIDGERUN DR

ROSEVILLE, CA 95747

\$505,981 TopHap Estimate · \$411 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,231 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$506K

\$486K low

\$526K high

Last Sale

\$285,000 · Nov 25, 2014

Est. Owner Equity

\$137,781

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,636 (2025)
Assessed Value	\$355,251
Previous Assessed	\$348,287

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

1 FLOOD	36 WILDFIRE	58 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
Jun 19, 2024	Financing	Intrafamily Transfer			
Nov 20, 2014	Resale	Grant Deed	\$285,000	\$232	\$285K
Sep 3, 2014	Resale	Grant Deed	\$250,000	\$203	
Apr 6, 2012	Resale	Grant Deed	\$159,500	\$130	\$155K
Jan 7, 2005	Resale	Grant Deed	\$355,000	\$288	\$284K
Oct 6, 2003	Financing	Grant Deed			\$192K
Apr 9, 2001	Quitclaim	Quit Claim Transfer			\$127K
Feb 2, 2001	Quitclaim	Quit Claim Transfer			
Jun 8, 2000	Resale	Grant Deed	\$156,000	\$127	\$125K
Mar 30, 2000	Quitclaim	Quit Claim Transfer			

Sep 14, 1990	Resale	Grant Deed	\$166,500	\$135	\$113K
Apr 4, 1989	Resale	Grant Deed	\$94,500	\$77	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.2 mi
Silverado Middle School	Middle	6–8	0.6 mi
Woodcreek High School	High	9–12	1.1 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

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	Absentee owner
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