

Single Family Residence

**RESIDENTIAL**

# 1302 RICE LN

ROSEVILLE, CA 95678

**\$501,715** TopHap Estimate · \$376 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,333 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$502K**

\$489K low

\$515K high

Last Sale

**\$204,000 · Apr 8, 2021**

Est. Owner Equity

**\$281,715**

Loan-to-Value

**44%**

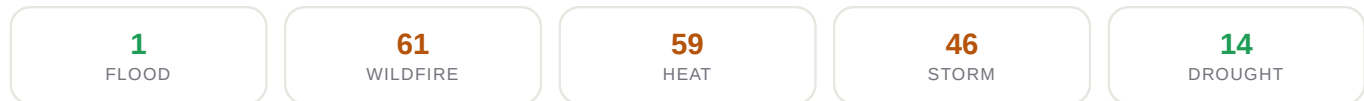
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,383 (2025) |
| Assessed Value    | \$430,588      |
| Previous Assessed | \$422,146      |

## 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



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| May 11, 2026 | Financing | Mortgage             |           |                    | \$220K |
| Mar 12, 2021 | Resale    | Grant Deed           | \$204,000 | \$153              | \$204K |
| Mar 10, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| Sep 12, 2007 | Resale    | Grant Deed           | \$275,000 | \$206              | \$261K |
| Oct 22, 1993 | Resale    | Grant Deed           | \$122,500 | \$92               | \$122K |
| Jan 8, 1993  | Quitclaim | Quit Claim Transfer  |           |                    | \$67K  |
| Oct 15, 1991 | Quitclaim | Quit Claim Transfer  |           |                    | \$64K  |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>50,142</b><br>POPULATION | <b>\$94K</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 | Absentee owner |
|-----------|----------------|