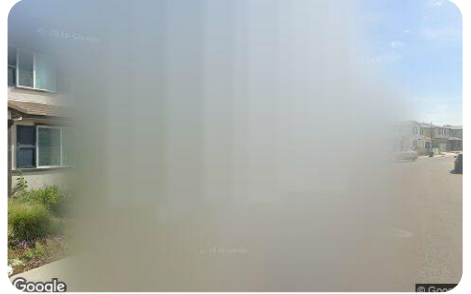


Single Family Residence **RESIDENTIAL**

1088 WHISPER RIDGE DR

ROSEVILLE, CA 95747

\$764,469 TopHap Estimate · \$270 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,833 ft²
LIVING AREA

2022
YEAR BUILT

2
PARKING

VALUATION

\$764K

\$734K low

\$795K high

Last Sale

\$730,500 · May 8, 2023

Est. Owner Equity

\$180,280

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$11,933 (2025)
Assessed Value	\$774,931
Previous Assessed	\$759,737

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

35 FLOOD	78 WILDFIRE	58 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2023	Resale	Grant Deed	\$730,500	\$258	\$584K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Park High School	High	9–12	1.6 mi
Westbrook Elementary School	Elementary	KG–5	1.7 mi
Cooley Middle School	Middle	6–8	3.1 mi

District: Roseville City Elementary 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	Owner occupied
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