

Single Family Residence **RESIDENTIAL**

1048 WHISPER RIDGE DR

ROSEVILLE, CA 95747

\$716,618 TopHap Estimate · \$287 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,493 ft²

LIVING AREA

2022

YEAR BUILT

2

PARKING

VALUATION

\$717K

\$686K low

\$747K high

Last Sale

\$717,500 · Jun 29, 2023

Est. Owner Equity

\$349,567

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$11,726 (2025)
Assessed Value	\$760,939
Previous Assessed	\$746,019

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	79 WILDFIRE	58 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 28, 2023	Financing	Intrafamily Transfer			
Jun 27, 2023	Financing	Intrafamily Transfer			
Jun 5, 2023	Resale	Grant Deed	\$717,500	\$288	\$367K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Park High School	High	9–12	1.6 mi
Westbrook Elementary School	Elementary	KG–5	1.8 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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