

Single Family Residence **RESIDENTIAL**

# 1041 WHISPER RIDGE DR

ROSEVILLE, CA 95747

**\$771,202** TopHap Estimate · \$272 / ft² · confidence 96 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,833 ft²**  
LIVING AREA

**2022**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$771K**

\$743K low

\$799K high

Last Sale

**\$772,000 · Oct 19, 2023**

Est. Owner Equity

**\$39,692**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$12,225 (2025) |
| Assessed Value    | \$810,328       |
| Previous Assessed | \$786,940       |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 79<br>WILDFIRE | 58<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Sep 25, 2023 | Resale | Grant Deed | \$772,000 | \$273              | \$732K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|