

Single Family Residence **RESIDENTIAL**

1065 WHISPER RIDGE DR

ROSEVILLE, CA 95747

\$809,574 TopHap Estimate · \$257 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,153 ft²
LIVING AREA

2022
YEAR BUILT

2
PARKING

VALUATION

\$810K

\$778K low

\$841K high

Last Sale

\$770,000 · Jun 2, 2023

Est. Owner Equity

\$155,389

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$12,808 (2025)
Assessed Value	\$858,046
Previous Assessed	\$841,222

PROPERTY FACTS

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

CLIMATE RISK

35 FLOOD	79 WILDFIRE	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
Jun 1, 2023	Financing	Intrafamily Transfer			
May 15, 2023	Resale	Grant Deed	\$770,000	\$244	\$654K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Park High School	High	9–12	1.6 mi
Westbrook Elementary School	Elementary	KG–5	2.2 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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