

Single Family Residence **RESIDENTIAL**

1089 WHISPER RIDGE DR

ROSEVILLE, CA 95747

\$653,963 TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,054 ft²

LIVING AREA

2022

YEAR BUILT

2

PARKING

VALUATION

\$654K

\$624K low

\$684K high

Last Sale

\$662,000 · Jul 28, 2023

Est. Owner Equity

\$22,463

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$10,750 (2025)
Assessed Value	\$669,697
Previous Assessed	\$656,566

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
Jul 10, 2023	Resale	Grant Deed	\$662,000	\$322	\$622K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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