

Single Family Residence **RESIDENTIAL**

525 RUCKSACK PL

ROSEVILLE, CA 95747

\$533,077 TopHap Estimate · \$340 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,567 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$533K

\$503K low

\$563K high

Last Sale

\$530,000 · Jan 29, 2025

Est. Owner Equity

\$109,077

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$8,373 (2025)
Assessed Value	\$540,600
Previous Assessed	\$459,850

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	78 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
Dec 22, 2025	Financing	Intrafamily Transfer			
Jan 10, 2025	Resale	Grant Deed	\$530,000	\$338	\$424K
Jul 25, 2024	Financing	Intrafamily Transfer			
May 2, 2024	Financing	Intrafamily Transfer			
May 7, 2024	Resale	Grant Deed	\$1,410,000	\$900	
Apr 19, 2023	Resale	Grant Deed	\$9,047,500	\$5774	\$1.4M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Park High School	High	9–12	1.4 mi
Westbrook Elementary School	Elementary	KG–5	2.1 mi
Cooley Middle School	Middle	6–8	2.8 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	Absentee owner
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