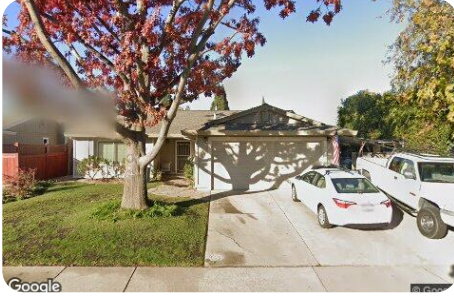


Single Family Residence **RESIDENTIAL**

1349 RIDGERUN DR

ROSEVILLE, CA 95747

\$493,746 TopHap Estimate · \$401 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,231 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$494K

\$467K low

\$521K high

Last Sale

\$245,000 · Apr 8, 2003

Est. Owner Equity

\$158,471

Loan-to-Value

67%

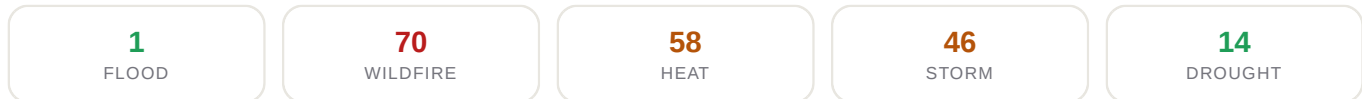
TAX & ASSESSMENT

Property Tax	\$3,705 (2025)
Assessed Value	\$361,912
Previous Assessed	\$354,817

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 12, 2024	Financing	Intrafamily Transfer			
Apr 8, 2003	Resale	Grant Deed	\$245,000	\$199	\$233K
Apr 19, 1996	Resale	Grant Deed	\$125,000	\$102	\$106K
Feb 27, 1992	Financing	Grant Deed			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.2 mi
Silverado Middle School	Middle	6–8	0.8 mi
Woodcreek High School	High	9–12	1.2 mi

District: Roseville Joint Union High 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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