

Single Family Residence **RESIDENTIAL**

1313 RIDGERUN DR

ROSEVILLE, CA 95747

\$504,818 TopHap Estimate · \$410 / ft² · confidence 96 · 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

\$505K

\$486K low

\$524K high

Last Sale

\$239,000 · Mar 28, 2003

Est. Owner Equity

\$209,477

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,687 (2025)
Assessed Value	\$353,049
Previous Assessed	\$346,127

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

1 FLOOD	39 WILDFIRE	58 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2026	Financing	Grant Deed			
Mar 28, 2003	Resale	Grant Deed	\$239,000	\$194	\$245K
Oct 20, 2000	Resale	Grant Deed	\$158,000	\$128	\$150K
Apr 16, 1996	Resale	Grant Deed	\$126,000	\$102	\$94K
Mar 31, 1993	Quitclaim	Quit Claim Transfer			\$96K
May 8, 1989	Resale	Grant Deed	\$95,500	\$78	\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.3 mi
Silverado Middle School	Middle	6–8	0.6 mi
Woodcreek High School	High	9–12	1.1 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	Absentee owner
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