

Single Family Residence **RESIDENTIAL**

# 1301 RIDGERUN DR

ROSEVILLE, CA 95747

**\$601,494** TopHap Estimate · \$295 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,040 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$601K**

\$529K low

\$674K high

Last Sale

**\$600,000 · Dec 19, 2025**

Est. Owner Equity

**\$31,494**

Loan-to-Value

**95%**

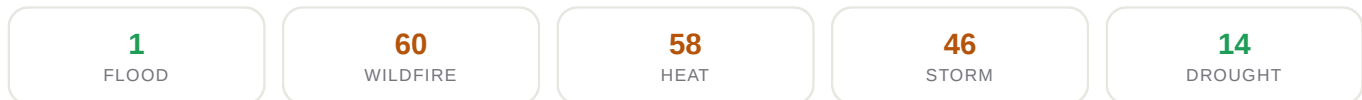
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,313 (2025) |
| Assessed Value    | \$600,000      |
| Previous Assessed | \$612,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------------------|--------|
| Dec 12, 2025 | Resale    | Grant Deed                         | \$600,000 | \$294              | \$570K |
| Jul 9, 2025  | Financing | Intrafamily Transfer               |           |                    |        |
| Jul 9, 2025  | Financing | Intrafamily Transfer               |           |                    |        |
| Apr 1, 2024  | Financing | Affidavit Of Death Of Joint Tenant |           |                    |        |
| May 15, 2002 | Resale    | Grant Deed                         | \$266,500 | \$131              |        |
| Apr 21, 2000 | Resale    | Grant Deed                         | \$220,000 | \$108              | \$70K  |
| Apr 17, 1990 | Resale    | Grant Deed                         | \$172,000 | \$84               | \$129K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Heritage Oak Elementary School | Elementary | KG–5   | 0.3 mi   |
| Silverado Middle School        | Middle     | 6–8    | 0.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|