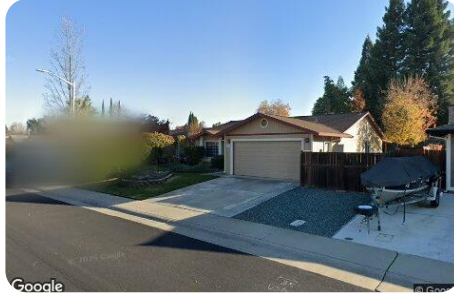


Single Family Residence **RESIDENTIAL**

1346 RIDGERUN DR

ROSEVILLE, CA 95747

\$573,980 TopHap Estimate · \$349 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,643 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

7

ROOMS

2

PARKING

VALUATION

\$574K

\$552K low

\$596K high

Last Sale

\$195,000 · Apr 6, 2001

Est. Owner Equity

\$181,480

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,061 (2025)
Assessed Value	\$299,688
Previous Assessed	\$293,813

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	70 WILDFIRE	58 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 28, 2023	Financing	Intrafamily Transfer			
Aug 1, 2016	Quitclaim	Quit Claim Transfer			
Feb 23, 2006	Financing	Intrafamily Transfer			\$35K
Jul 24, 2002	Quitclaim	Quit Claim Transfer			\$200K
Dec 31, 1998	Quitclaim	Quit Claim Transfer			
Jun 1, 1989	Resale	Grant Deed	\$108,500	\$66	\$87K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage Oak Elementary School	Elementary	KG–5	0.3 mi
Silverado Middle School	Middle	6–8	0.8 mi

Woodcreek High School	High	9–12	1.2 mi
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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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