

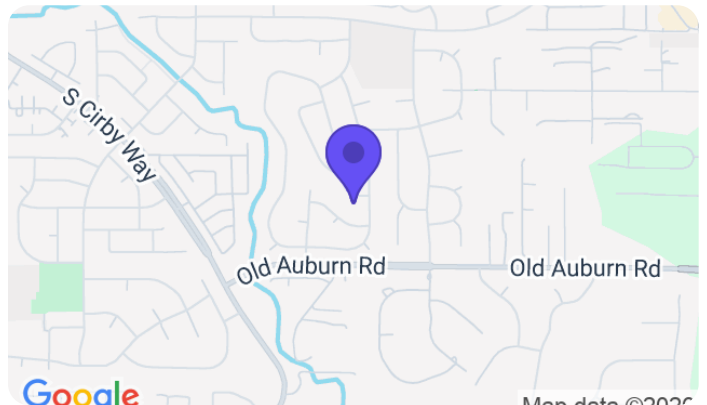
Single Family Residence

RESIDENTIAL

1403 SPRING VALLEY DR

ROSEVILLE, CA 95661

\$702,352 TopHap Estimate · \$413 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,699 ft²

LIVING AREA

0.3 ac

LOT SIZE

1986

YEAR BUILT

2

PARKING

VALUATION

\$702K

\$667K low

\$738K high

Last Sale

\$670,000 · Aug 15, 2024

Est. Owner Equity

\$389,352

Loan-to-Value

45%

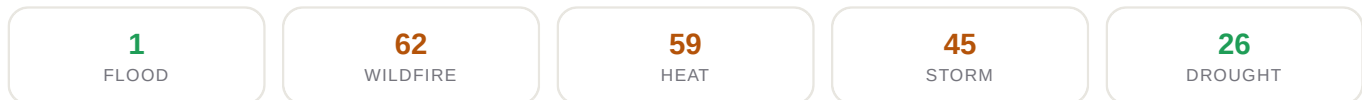
TAX & ASSESSMENT

Property Tax	\$6,936 (2025)
Assessed Value	\$683,400
Previous Assessed	\$670,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

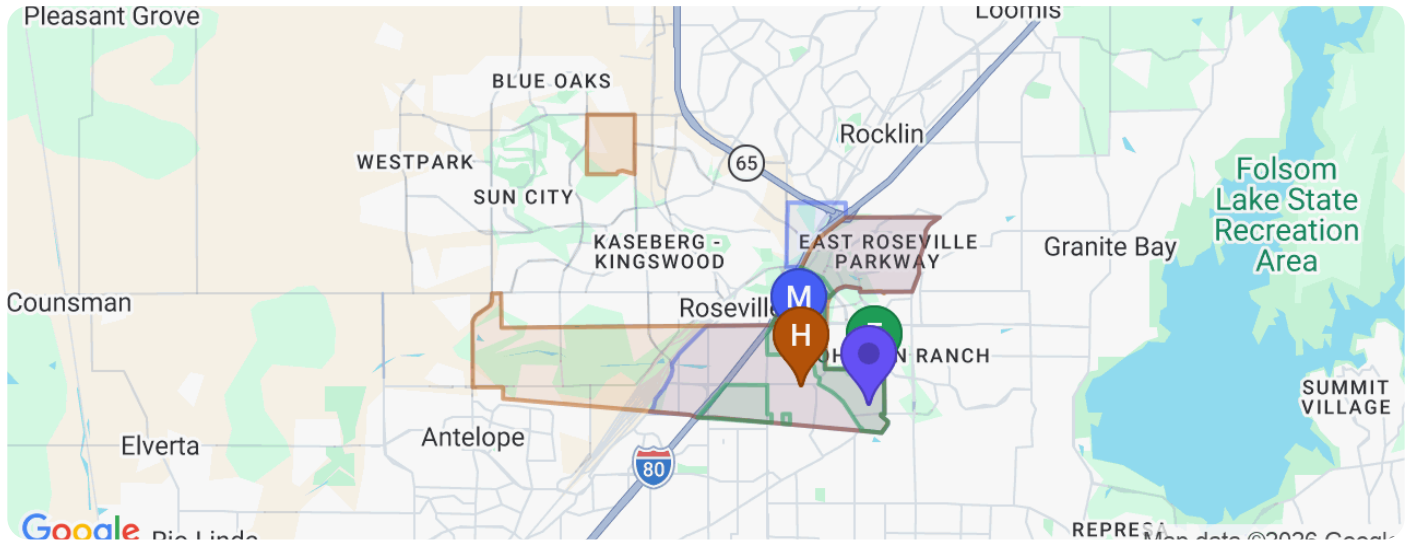
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2024	Resale	Grant Deed	\$670,000	\$394	\$313K
Oct 7, 2019	Resale	Grant Deed	\$465,000	\$274	\$449K
Aug 14, 2015	Resale	Grant Deed	\$386,000	\$227	\$236K
Apr 18, 2013	Quitclaim	Quit Claim Transfer			
Apr 19, 2013	Resale	Grant Deed	\$333,000	\$196	
Mar 1, 2011	Resale	Grant Deed	\$260,000	\$153	\$208K
Mar 4, 2011	Quitclaim	Quit Claim Transfer			
Feb 6, 2009	Financing	Intrafamily Transfer			\$176K
Aug 31, 1999	Quitclaim	Quit Claim Transfer			
Apr 29, 1998	Quitclaim	Quit Claim Transfer			\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.3 mi
Oakmont High School	High	9–12	1.2 mi
Eich Middle School	Middle	6–8	1.5 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 95661

67 CRIME INDEX	84 AIR POLLUTION	35,720 POPULATION	\$109K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------