

Single Family Residence

RESIDENTIAL

1313 RICE LN

ROSEVILLE, CA 95678

\$513,878

TopHap Estimate · \$377 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,362 ft²

LIVING AREA

0.11 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$514K

\$478K low

\$550K high

Last Sale

\$394,000 · Oct 23, 2020

Est. Owner Equity

\$218,878

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,427 (2025)
Assessed Value	\$434,880
Previous Assessed	\$426,354

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	63 WILDFIRE	59 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
Oct 21, 2020	Resale	Grant Deed	\$394,000	\$289	\$295K
Aug 20, 2020	Resale	Grant Deed	\$253,000	\$186	
Aug 20, 2020	Recorded document	Affidavit Of Death			
Jan 12, 1995	Resale	Grant Deed	\$120,000	\$88	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kaseberg Elementary School	Elementary	KG–5	0.4 mi
Roseville High School	High	9–12	1.3 mi
Buljan Middle School	Middle	6–8	1.4 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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K 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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