

Single Family Residence

**RESIDENTIAL**

**1314 RICE LN**

ROSEVILLE, CA 95678

**\$513,147** TopHap Estimate · \$377 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,362 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

**VALUATION**

**\$513K**

\$502K low

\$524K high

Last Sale

**\$505,000 · Oct 4, 2021**

Est. Owner Equity

**\$513,147**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,025 (2025) |
| Assessed Value    | \$531,017      |
| Previous Assessed | \$490,000      |

## 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          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 63<br>WILDFIRE | 59<br>HEAT | 46<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 30, 2021 | Resale    | Grant Deed          | \$505,000 | \$371              |        |
| Sep 10, 2003 | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 30, 2003 | Quitclaim | Quit Claim Transfer |           |                    | \$84K  |
| Sep 23, 1998 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 14, 1998 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 1, 1992  | Quitclaim | Quit Claim Transfer |           |                    | \$104K |
| Jul 25, 1990 | Resale    | Grant Deed          | \$155,000 | \$114              | \$109K |
| Jan 4, 1990  | Resale    | Grant Deed          | \$135,000 | \$99               | \$75K  |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>50,142</b><br>POPULATION | <b>\$94K</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 | Owner occupied |
|-----------|----------------|