

Single Family Residence **RESIDENTIAL**

1312 RICE LN

ROSEVILLE, CA 95678

\$482,577 TopHap Estimate · \$362 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.11 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$483K

\$458K low

\$507K high

Last Sale

\$285,000 · Oct 12, 2016

Est. Owner Equity

\$372,577

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,442 (2025)
Assessed Value	\$337,375
Previous Assessed	\$330,761

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

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	\$/FT²	LOAN
Oct 29, 2019	Quitclaim	Quit Claim Transfer			
Oct 29, 2019	Quitclaim	Quit Claim Transfer			
Oct 7, 2016	Resale	Grant Deed	\$285,000	\$214	\$110K
Apr 3, 2013	Quitclaim	Quit Claim Transfer			
Apr 3, 2013	Quitclaim	Quit Claim Transfer			
Feb 6, 2006	Resale	Grant Deed	\$333,500	\$250	\$267K

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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