

Single Family Residence **RESIDENTIAL**

# 1304 RICE LN

ROSEVILLE, CA 95678

**\$482,418** TopHap Estimate · \$354 / ft<sup>2</sup> · confidence 93 · 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

**2**

PARKING

## VALUATION

**\$482K**

**\$447K low**

**\$518K high**

Last Sale

**\$320,000 · Jun 30, 2006**

Est. Owner Equity

**\$257,418**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,538 (2025) |
| Assessed Value    | \$445,889      |
| Previous Assessed | \$437,147      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.11                    |
| Construction  | Frame (Unspecified)     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 61<br>WILDFIRE | 59<br>HEAT | 46<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 18, 2012 | Quitclaim | Quit Claim Transfer |           |        | \$225K |
| May 18, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 31, 2006 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 26, 2006 | Resale    | Grant Deed          | \$320,000 | \$235  | \$240K |

## 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 | <b>Absentee owner</b> |
|-----------|-----------------------|