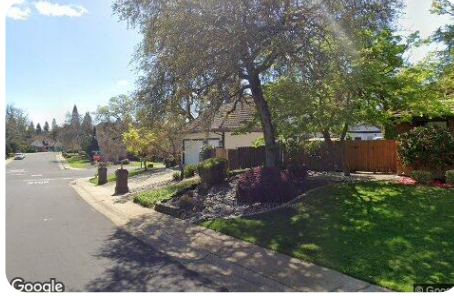


Single Family Residence **RESIDENTIAL**

1876 RIDGEVIEW DR

ROSEVILLE, CA 95661

\$784,822 TopHap Estimate · \$332 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,361 ft²
LIVING AREA

0.29 ac
LOT SIZE

1980
YEAR BUILT

2
PARKING

VALUATION

\$785K

\$761K low

\$808K high

Last Sale

\$520,000 · Dec 21, 2015

Est. Owner Equity

\$160,322

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$6,376 (2025)
Assessed Value	\$627,877
Previous Assessed	\$615,567

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.29
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	61 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2025	Financing	Intrafamily Transfer			
Dec 17, 2019	Quitclaim	Quit Claim Transfer			\$447K
Dec 14, 2015	Resale	Grant Deed	\$520,000	\$220	\$483K
Jul 5, 2011	Quitclaim	Quit Claim Transfer			
Dec 3, 2010	Resale	Grant Deed	\$390,000	\$165	\$333K
Oct 10, 2006	Resale	Grant Deed	\$578,500	\$245	\$463K
Jul 1, 2006	Quitclaim	Quit Claim Transfer			
May 21, 2005	Quitclaim	Quit Claim Transfer			
Apr 2, 2004	Resale	Grant Deed	\$490,000	\$208	
Dec 9, 2003	Quitclaim	Quit Claim Transfer			\$10K
Sep 30, 2003	Financing	Grant Deed			\$219K
Feb 8, 2000	Quitclaim	Quit Claim Transfer			

Oct 27, 1998	Resale	Grant Deed	\$254,000	\$108	\$227K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestmont Elementary School	Elementary	KG–5	0.3 mi
Oakmont High School	High	9–12	0.9 mi
Eich Middle School	Middle	6–8	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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