

Single Family Residence **RESIDENTIAL**

1308 RIDGECREST WAY

ROSEVILLE, CA 95661

\$839,750 TopHap Estimate · \$397 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,115 ft²

LIVING AREA

0.29 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$840K

\$798K low

\$882K high

Last Sale

\$775,000 · Jun 6, 2022

Est. Owner Equity

\$128,199

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$8,048 (2025)
Assessed Value	\$659,000
Previous Assessed	\$778,000

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	51 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2022	Resale	Grant Deed	\$775,000	\$366	\$686K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.2 mi
Oakmont High School	High	9–12	1.3 mi
Eich Middle School	Middle	6–8	1.6 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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