

Single Family Residence **RESIDENTIAL**

1886 RIDGEVIEW DR

ROSEVILLE, CA 95661

\$1,195,372 TopHap Estimate · \$381 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,136 ft²

LIVING AREA

0.29 ac

LOT SIZE

1981

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.2M high

Last Sale

\$1,160,000 · Jun 15, 2021

Est. Owner Equity

\$795,372

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$12,895 (2025)
Assessed Value	\$1,280,731
Previous Assessed	\$1,255,619

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	62 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
Jun 9, 2021	Resale	Grant Deed	\$1,160,000	\$370	\$400K
Aug 31, 2016	Quitclaim	Quit Claim Transfer			
Aug 31, 2016	Quitclaim	Quit Claim Transfer			
Jun 27, 2013	Resale	Grant Deed	\$625,000	\$199	\$475K
Apr 22, 2013	Recorded document	Grant Deed			
Nov 2, 2012	Resale	Grant Deed	\$365,000	\$116	
Oct 4, 2005	Quitclaim	Quit Claim Transfer			
Oct 4, 2005	Quitclaim	Quit Claim Transfer			\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestmont Elementary School	Elementary	KG–5	0.4 mi
Oakmont High School	High	9–12	1.0 mi

Eich Middle School	Middle	6–8	1.5 mi
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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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