

Single Family Residence

RESIDENTIAL

1889 RIDGEVIEW DR

ROSEVILLE, CA 95661

\$788,087

TopHap Estimate · \$312 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,528 ft²

LIVING AREA

0.34 ac

LOT SIZE

1980

YEAR BUILT

2

PARKING

VALUATION

\$788K

\$679K low

\$897K high

Last Sale

\$575,000 · Oct 11, 2016

Est. Owner Equity

\$370,087

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,909 (2025)
Assessed Value	\$680,675
Previous Assessed	\$667,330

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.34
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

10
FLOOD

62
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2016	Resale	Grant Deed	\$575,000	\$227	\$460K
May 25, 2016	Non-arms-length	Trustees Deed	\$432,200	\$171	
Jun 18, 2014	Recorded document	Affidavit Of Death			
Jun 18, 2014	Quitclaim	Quit Claim Transfer			
Dec 26, 2007	Financing	Intrafamily Transfer			\$472K
Aug 31, 2004	Quitclaim	Quit Claim Transfer			\$491K
Feb 27, 2004	Recorded document	Affidavit Of Death			
Feb 27, 2004	Quitclaim	Quit Claim Transfer			

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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