

Single Family Residence **RESIDENTIAL**

1885 RIDGEVIEW DR

ROSEVILLE, CA 95661

\$786,052 TopHap Estimate · \$330 / ft² · confidence 81 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,380 ft²

LIVING AREA

0.32 ac

LOT SIZE

1980

YEAR BUILT

2

PARKING

VALUATION

\$786K

\$640K low

\$932K high

Last Sale

\$935,000 · Oct 27, 2021

Est. Owner Equity

\$291,052

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,620 (2025)
Assessed Value	\$659,213
Previous Assessed	\$646,288

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.32
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 22, 2023	Financing	Intrafamily Transfer			
Oct 20, 2021	Resale	Grant Deed	\$935,000	\$393	\$395K
May 9, 2013	Resale	Grant Deed	\$415,000	\$174	\$374K
Mar 30, 1998	Quitclaim	Quit Claim Transfer			\$157K
Jul 12, 1991	Resale	Grant Deed	\$245,000	\$103	\$140K

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

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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