

Single Family Residence **RESIDENTIAL**

1855 RIDGEVIEW DR

ROSEVILLE, CA 95661

\$714,519 TopHap Estimate · \$271 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,636 ft²
LIVING AREA

0.25 ac
LOT SIZE

1984
YEAR BUILT

2
PARKING

VALUATION

\$715K

\$691K low

\$739K high

Last Sale

\$340,000 · Aug 10, 2011

Est. Owner Equity

\$364,519

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,008 (2025)
Assessed Value	\$492,479
Previous Assessed	\$482,824

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.25
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	55 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 7, 2016	Financing	Intrafamily Transfer			\$350K
Aug 2, 2011	Resale	Grant Deed	\$340,000	\$129	\$272K
Mar 28, 1995	Resale	Grant Deed	\$240,000	\$91	\$192K
Dec 9, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestmont Elementary School	Elementary	KG–5	0.2 mi
Oakmont High School	High	9–12	0.8 mi
Eich Middle School	Middle	6–8	1.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------