

Single Family Residence **RESIDENTIAL**

2345 RIDGEMERE CIR

ROSEVILLE, CA 95747

\$640,439 TopHap Estimate · \$345 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,858 ft²

LIVING AREA

0.18 ac

LOT SIZE

2011

YEAR BUILT

2

PARKING

VALUATION

\$640K

\$610K low

\$671K high

Last Sale

\$322,500 · Mar 4, 2011

Est. Owner Equity

\$382,442

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,495 (2025)
Assessed Value	\$428,130
Previous Assessed	\$419,736

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

76
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 5, 2011	Resale	Grant Deed	\$322,500	\$174	\$258K
Dec 11, 2009	Quitclaim	Quit Claim Transfer			
Sep 25, 2009	Resale	Grant Deed	\$8,032,750	\$4323	
Jul 9, 2008	Non-arms-length	Trustees Deed	\$8,000,000	\$4306	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Park High School	High	9–12	0.4 mi
Chilton Middle School	Middle	6–8	0.4 mi
Riego Creek Elementary School	Elementary	KG–5	1.3 mi

District: Roseville Joint Union High 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 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K 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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