

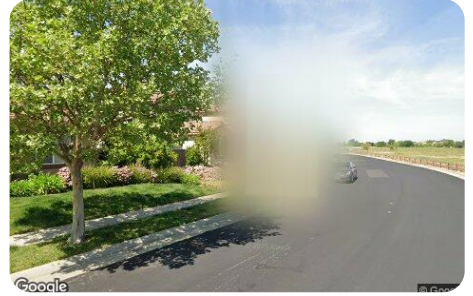
Single Family Residence

**RESIDENTIAL**

# 2329 RIDGEMERE CIR

ROSEVILLE, CA 95747

**\$664,919** TopHap Estimate · \$292 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,279 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2012**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$665K**

\$623K low

\$706K high

Last Sale

**\$322,000 · Jun 25, 2012**

Est. Owner Equity

**\$375,919**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,330 (2025) |
| Assessed Value    | \$412,507      |
| Previous Assessed | \$404,419      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

**46**  
FLOOD

**76**  
WILDFIRE

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-------------|--------|--------|
| Feb 18, 2015 | Quitclaim       | Quit Claim Transfer |             |        | \$304K |
| May 23, 2012 | Resale          | Grant Deed          | \$322,000   | \$141  | \$314K |
| Dec 11, 2009 | Quitclaim       | Quit Claim Transfer |             |        |        |
| Sep 25, 2009 | Resale          | Grant Deed          | \$8,032,750 | \$3525 |        |
| Jul 9, 2008  | Non-arms-length | Trustees Deed       | \$8,000,000 | \$3510 |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Chilton Middle School         | Middle     | 6–8    | 0.4 mi   |
| West Park High School         | High       | 9–12   | 0.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|