

Single Family Residence **RESIDENTIAL**

1869 RIDGEVIEW DR

ROSEVILLE, CA 95661

\$858,297 TopHap Estimate · \$346 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,480 ft²

LIVING AREA

0.31 ac

LOT SIZE

1981

YEAR BUILT

2

PARKING

VALUATION

\$858K

\$824K low

\$893K high

Last Sale

\$800,000 · Aug 30, 2022

Est. Owner Equity

\$183,247

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$8,608 (2025)
Assessed Value	\$848,965
Previous Assessed	\$832,320

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.31
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	1 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
Aug 16, 2022	Resale	Grant Deed	\$800,000	\$323	\$675K
Apr 14, 2022	Financing	Intrafamily Transfer			
Apr 14, 2022	Financing	Intrafamily Transfer			
Apr 25, 2022	Financing	Intrafamily Transfer			
Apr 25, 2022	Financing	Intrafamily Transfer			
Aug 26, 2013	Financing	Intrafamily Transfer			\$344K
Oct 19, 2006	Quitclaim	Quit Claim Transfer			
Jul 30, 1992	Resale	Grant Deed	\$297,000	\$120	\$200K
Jul 14, 1989	Resale	Grant Deed	\$279,000	\$113	\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestmont Elementary School	Elementary	KG–5	0.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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