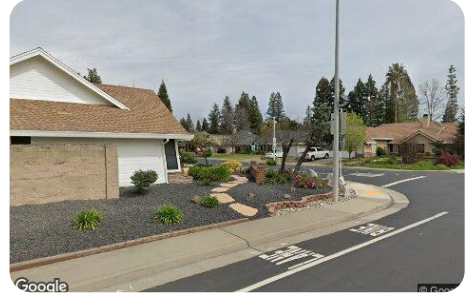


Single Family Residence **RESIDENTIAL**

1336 RIDGECREST WAY

ROSEVILLE, CA 95661

\$695,435 TopHap Estimate · \$374 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,859 ft²

LIVING AREA

0.29 ac

LOT SIZE

1986

YEAR BUILT

2

PARKING

VALUATION

\$695K

\$670K low

\$721K high

Last Sale

\$510,000 · Nov 2, 2020

Est. Owner Equity

\$410,435

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$5,649 (2025)
Assessed Value	\$563,078
Previous Assessed	\$552,038

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.29
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

63
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 16, 2026	Financing	Grant Deed			
Oct 30, 2020	Resale	Grant Deed	\$510,000	\$274	\$285K
Sep 27, 2019	Resale	Grant Deed	\$460,000	\$247	\$368K
Aug 10, 1995	Resale	Grant Deed	\$181,000	\$97	\$137K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.5 mi
Oakmont High School	High	9–12	1.4 mi
Eich Middle School	Middle	6–8	1.7 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
-----------	-----------------------