

Single Family Residence **RESIDENTIAL**

1856 RIDGEVIEW DR

ROSEVILLE, CA 95661

\$915,000 TopHap Estimate · \$368 / ft² · confidence 94 · as of Jul 14, 2026



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4

BEDS

2

BATHS

2,484 ft²

LIVING AREA

0.31 ac

LOT SIZE

1981

YEAR BUILT

2

PARKING

VALUATION

\$915K

\$862K low

\$968K high

Last Sale

\$890,000 · Aug 12, 2022

Est. Owner Equity

\$312,000

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$9,047 (2025)
Assessed Value	\$875,000
Previous Assessed	\$875,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.30
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

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 3, 2022	Resale	Grant Deed	\$890,000	\$358	\$603K
Aug 9, 2012	Resale	Grant Deed	\$380,000	\$153	\$342K
Jun 5, 2007	Quitclaim	Quit Claim Transfer			
Apr 23, 1996	Resale	Grant Deed	\$222,000	\$89	\$172K
Nov 16, 1993	Resale	Grant Deed	\$240,000	\$97	\$216K
Jun 23, 1993	Recorded document	Grant Deed			
Aug 8, 1991	Resale	Grant Deed	\$272,500	\$110	\$191K

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



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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	Absentee owner
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