

Single Family Residence **RESIDENTIAL**

1323 RIDGECREST WAY

ROSEVILLE, CA 95661

\$782,833 TopHap Estimate · \$402 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,948 ft²

LIVING AREA

0.29 ac

LOT SIZE

1985

YEAR BUILT

2

PARKING

VALUATION

\$783K

\$698K low

\$868K high

Last Sale

\$203,000 · Sep 13, 1996

Est. Owner Equity

\$249,833

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,601 (2025)
Assessed Value	\$360,251
Previous Assessed	\$353,188

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.29
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

17
FLOOD

62
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 13, 1996	Resale	Grant Deed	\$203,000	\$104	\$203K
Mar 12, 1993	Resale	Grant Deed	\$220,000	\$113	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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