

Single Family Residence **RESIDENTIAL**

1310 RIDGECREST WAY

ROSEVILLE, CA 95661

\$879,000 TopHap Estimate · \$430 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,045 ft²

LIVING AREA

0.31 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$879K

\$842K low

\$916K high

Last Sale

\$875,000 · Jul 23, 2026

Est. Owner Equity

\$694,000

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$4,695 (2025)
Assessed Value	\$468,580
Previous Assessed	\$459,393

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	1 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2026	Resale	Grant Deed	\$875,000	\$428	\$744K
Sep 17, 1993	Quitclaim	Quit Claim Transfer			\$167K
Jun 2, 1992	Resale	Grant Deed	\$265,000	\$130	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.3 mi
Oakmont High School	High	9–12	1.3 mi
Eich Middle School	Middle	6–8	1.6 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	Owner occupied
-----------	-----------------------