

Single Family Residence **RESIDENTIAL**

2406 RIDGESIDE CT

ROSEVILLE, CA 95661

\$794,834 TopHap Estimate · \$413 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,924 ft²

LIVING AREA

0.34 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$795K

\$757K low

\$833K high

Last Sale

\$460,000 · Sep 22, 2017

Est. Owner Equity

\$794,834

TAX & ASSESSMENT

Property Tax	\$5,495 (2025)
Assessed Value	\$540,683
Previous Assessed	\$530,083

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Wood Shingle
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

11
FLOOD

64
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2017	Resale	Grant Deed	\$460,000	\$239	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.3 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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