

Single Family Residence **RESIDENTIAL**

2408 RIDGESIDE CT

ROSEVILLE, CA 95661

\$953,649 TopHap Estimate · \$443 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,153 ft²

LIVING AREA

0.48 ac

LOT SIZE

1985

YEAR BUILT

3

PARKING

VALUATION

\$954K

\$924K low

\$983K high

Last Sale

\$868,000 · Dec 3, 2021

Est. Owner Equity

\$355,649

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$8,172 (2025)
Assessed Value	\$680,000
Previous Assessed	\$790,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.48
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

49
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 1, 2021	Resale	Grant Deed	\$868,000	\$403	\$598K
Nov 17, 2021	Financing	Intrafamily Transfer			
Oct 31, 2016	Quitclaim	Quit Claim Transfer			
Jan 21, 1994	Resale	Grant Deed	\$219,000	\$102	
Jan 27, 1989	Resale	Grant Deed	\$205,500	\$95	

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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