

Single Family Residence **RESIDENTIAL**

2405 RIDGESIDE CT

ROSEVILLE, CA 95661

\$991,825 TopHap Estimate · \$385 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,578 ft²

LIVING AREA

0.32 ac

LOT SIZE

1986

YEAR BUILT

4

PARKING

VALUATION

\$992K

\$933K low

\$1.1M high

Est. Owner Equity

\$444,825

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,234 (2025)
Assessed Value	\$422,901
Previous Assessed	\$414,610

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
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 21, 2020	Quitclaim	Quit Claim Transfer			
Oct 9, 2009	Financing	Intrafamily Transfer			\$246K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.2 mi
Oakmont High School	High	9–12	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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