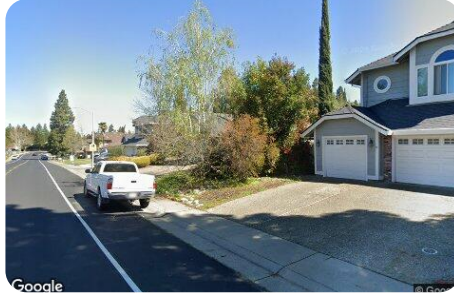
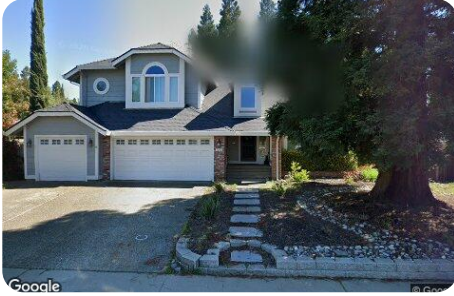


Single Family Residence **RESIDENTIAL**

1215 RIDGECREST WAY

ROSEVILLE, CA 95661

\$768,432 TopHap Estimate · \$363 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,115 ft²

LIVING AREA

0.24 ac

LOT SIZE

1985

YEAR BUILT

3

PARKING

VALUATION

\$768K

\$728K low

\$809K high

Last Sale

\$442,500 · Jan 27, 2016

Est. Owner Equity

\$334,932

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,431 (2025)
Assessed Value	\$534,298
Previous Assessed	\$523,823

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
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
Jan 21, 2016	Resale	Grant Deed	\$442,500	\$209	\$417K
Jan 20, 2012	Resale	Grant Deed	\$357,500	\$169	\$348K
Nov 24, 2008	Resale	Grant Deed	\$385,000	\$182	\$347K
Aug 20, 2008	Non-arms-length	Trustees Deed	\$297,000	\$140	
Nov 1, 2007	Quitclaim	Quit Claim Transfer			
Jan 4, 2007	Quitclaim	Quit Claim Transfer			
Sep 15, 2003	Resale	Grant Deed	\$400,000	\$189	\$360K
Jul 15, 1994	Resale	Grant Deed	\$233,500	\$110	\$209K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.1 mi
Oakmont High School	High	9–12	1.3 mi
Eich Middle School	Middle	6–8	1.5 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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