

Single Family Residence **RESIDENTIAL**

1217 RIDGECREST WAY

ROSEVILLE, CA 95661

\$785,171 TopHap Estimate · \$394 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,993 ft²
LIVING AREA

0.25 ac
LOT SIZE

1985
YEAR BUILT

2
PARKING

VALUATION

\$785K

\$761K low

\$809K high

Last Sale

\$370,000 · Nov 7, 2008

Est. Owner Equity

\$635,171

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$4,871 (2025)
Assessed Value	\$485,983
Previous Assessed	\$476,455

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

52
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2009	Financing	Intrafamily Transfer			\$168K
Apr 23, 2009	Quitclaim	Quit Claim Transfer			
Nov 6, 2008	Quitclaim	Quit Claim Transfer			
Nov 4, 2008	Resale	Grant Deed	\$370,000	\$186	\$170K
Oct 1, 2008	Foreclosure sale	Trustees Deed	\$246,500	\$124	
May 22, 2006	Resale	Grant Deed	\$560,000	\$281	\$448K
Oct 24, 2002	Quitclaim	Quit Claim Transfer			
May 11, 1995	Quitclaim	Quit Claim Transfer			
Mar 18, 1991	Quitclaim	Quit Claim Transfer			\$180K

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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