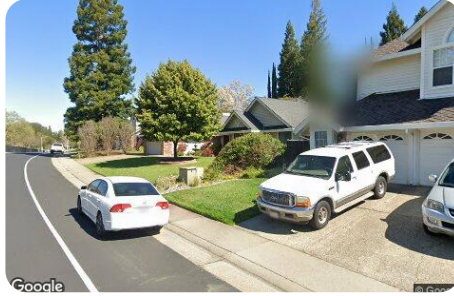


Single Family Residence **RESIDENTIAL**

1219 RIDGECREST WAY

ROSEVILLE, CA 95661

\$821,211 TopHap Estimate · \$366 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,243 ft²

LIVING AREA

0.23 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$821K

\$787K low

\$856K high

Last Sale

\$280,000 · Jul 3, 2012

Est. Owner Equity

\$597,211

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$6,625 (2025)
Assessed Value	\$652,584
Previous Assessed	\$639,789

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	33 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2012	Resale	Grant Deed	\$280,000	\$125	\$224K
Dec 10, 2004	Quitclaim	Quit Claim Transfer			
Dec 10, 2004	Quitclaim	Quit Claim Transfer			\$99K
Apr 16, 2004	Resale	Grant Deed	\$450,000	\$201	\$360K
May 22, 2003	Resale	Grant Deed	\$390,000	\$174	\$312K
May 31, 2001	Quitclaim	Quit Claim Transfer			
Jan 21, 1999	Quitclaim	Quit Claim Transfer			\$240K
Nov 5, 1997	Quitclaim	Quit Claim Transfer			
Oct 14, 1997	Quitclaim	Quit Claim Transfer			\$35K
Jun 12, 1997	Quitclaim	Quit Claim Transfer			\$204K

Mar 4, 1996 Quitclaim Quit Claim Transfer

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