

Single Family Residence **RESIDENTIAL**

1203 RIDGECREST WAY

ROSEVILLE, CA 95661

\$823,889 TopHap Estimate · \$360 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,288 ft²

LIVING AREA

0.24 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$824K

\$755K low

\$893K high

Last Sale

\$210,000 · Apr 4, 1995

Est. Owner Equity

\$217,889

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,596 (2025)
Assessed Value	\$359,760
Previous Assessed	\$352,707

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Wood Shingle
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

35
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 4, 1995	Resale	Grant Deed	\$210,000	\$92	\$168K
Aug 22, 1991	Resale	Grant Deed	\$242,500	\$106	\$184K

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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