

Single Family Residence **RESIDENTIAL**

1220 RIDGECREST WAY

ROSEVILLE, CA 95661

\$750,063 TopHap Estimate · \$373 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,009 ft²

LIVING AREA

0.2 ac

LOT SIZE

1984

YEAR BUILT

2

PARKING

VALUATION

\$750K

\$727K low

\$774K high

Last Sale

\$705,000 · Oct 2, 2023

Est. Owner Equity

\$750,063

TAX & ASSESSMENT

Property Tax	\$6,967 (2025)
Assessed Value	\$707,000
Previous Assessed	\$673,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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
Aug 15, 2024	Financing	Intrafamily Transfer			
Sep 26, 2023	Resale	Grant Deed	\$705,000	\$351	
Oct 21, 2020	Quitclaim	Quit Claim Transfer			
Oct 21, 2020	Financing	Intrafamily Transfer			\$238K
Jun 10, 2016	Quitclaim	Quit Claim Transfer			
Jun 10, 2016	Financing	Intrafamily Transfer			\$280K
Oct 18, 2013	Quitclaim	Quit Claim Transfer			
Sep 25, 2013	Resale	Grant Deed	\$375,000	\$187	\$300K
Oct 16, 1995	Quitclaim	Quit Claim Transfer			
Aug 8, 1995	Resale	Trustees Deed	\$175,000	\$87	
Aug 8, 1995	Recorded document	Trustees Deed			

Aug 11, 1993	Resale	Grant Deed	\$185,000	\$92	\$135K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.2 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	Absentee owner
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