

Single Family Residence **RESIDENTIAL**

# 530 ROSEVILLE RIDGE CT

ROSEVILLE, CA 95661

**\$465,297** TopHap Estimate · \$375 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,242 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$465K**

\$421K low

\$510K high

Last Sale

**\$400,000 · Jan 28, 2021**

Est. Owner Equity

**\$80,297**

Loan-to-Value

**81%**

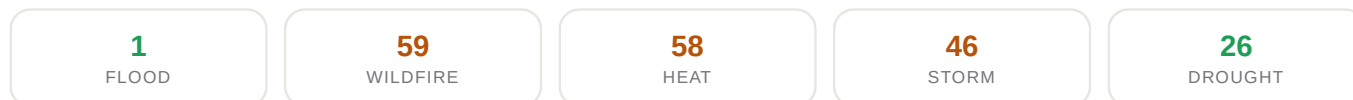
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,416 (2025) |
| Assessed Value    | \$441,628      |
| Previous Assessed | \$432,970      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Jan 27, 2021 | Resale          | Grant Deed          | \$400,000 | \$322              | \$385K |
| Jun 9, 2003  | Non-arms-length | Grant Deed          | \$220,000 | \$177              | \$220K |
| Sep 19, 2001 | Quitclaim       | Quit Claim Transfer |           |                    | \$125K |
| Jul 13, 1990 | Resale          | Grant Deed          | \$140,000 | \$113              | \$126K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Oakmont High School               | High       | 9–12   | 1.3 mi   |
| Eich Middle School                | Middle     | 6–8    | 1.5 mi   |
| George Sargeant Elementary School | Elementary | KG–5   | 2.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>35,720</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|