

Single Family Residence

**RESIDENTIAL**

# 12 SOMER RIDGE DR

ROSEVILLE, CA 95661

**\$695,772** TopHap Estimate · \$329 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,112 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$696K**

\$624K low

\$767K high

Last Sale

**\$449,000 · Nov 15, 2017**

Est. Owner Equity

**\$346,434**

Loan-to-Value

**53%**

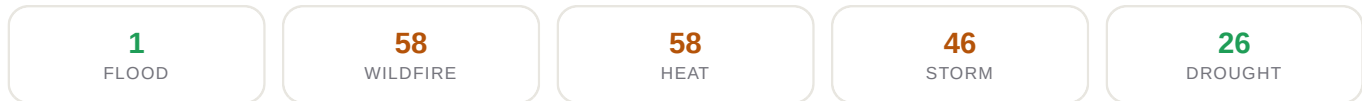
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,297 (2025) |
| Assessed Value    | \$521,097      |
| Previous Assessed | \$510,881      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.22                    |
| Construction  | Frame (Unspecified)     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED               | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|--------------------|-----------|--------|--------|
| Nov 10, 2017 | Resale            | Grant Deed         | \$449,000 | \$213  | \$364K |
| Nov 10, 2017 | Recorded document | Affidavit Of Death |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Oakmont High School               | High       | 9–12   | 1.1 mi   |
| Eich Middle School                | Middle     | 6–8    | 1.3 mi   |
| George Sargeant Elementary School | Elementary | KG–5   | 2.4 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|