

Single Family Residence **RESIDENTIAL**

## 2320 RIDGEMERE CIR

ROSEVILLE, CA 95747

**\$660,752** TopHap Estimate · \$308 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,142 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2012**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$661K**

\$634K low

\$688K high

Est. Owner Equity

**\$248,752**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,704 (2025) |
| Assessed Value    | \$455,167      |
| Previous Assessed | \$446,243      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 47<br>FLOOD | 75<br>WILDFIRE | 14<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Sep 19, 2019 | Financing | Intrafamily Transfer |           |        | \$416K |
| Oct 17, 2018 | Financing | Intrafamily Transfer |           |        | \$411K |
| May 23, 2012 | Resale    | Grant Deed           | \$362,500 | \$169  | \$344K |
| Sep 11, 2012 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Dec 11, 2009 | Quitclaim | Quit Claim Transfer  |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Chilton Middle School         | Middle     | 6–8    | 0.4 mi   |
| West Park High School         | High       | 9–12   | 0.5 mi   |
| Riego Creek Elementary School | Elementary | KG–5   | 1.3 mi   |

District: Roseville Joint Union High 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 95747

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>47</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>80,171</div> <div>POPULATION</div> | <div>\$128K</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 | Owner occupied |
|-----------|----------------|