

Single Family Residence

RESIDENTIAL

2296 RIDGEMERE CIR

ROSEVILLE, CA 95747

\$874,837 TopHap Estimate · \$272 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,221 ft²

LIVING AREA

0.14 ac

LOT SIZE

2013

YEAR BUILT

3

PARKING

VALUATION

\$875K

\$790K low

\$960K high

Last Sale

\$466,500 · Apr 30, 2013

Est. Owner Equity

\$530,837

Loan-to-Value

41%

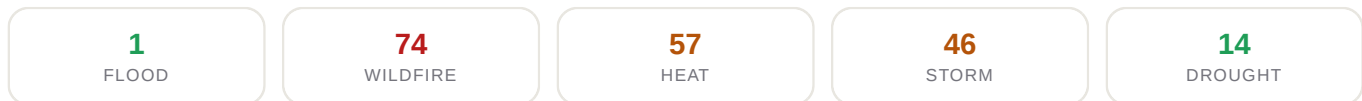
TAX & ASSESSMENT

Property Tax	\$9,152 (2025)
Assessed Value	\$585,613
Previous Assessed	\$574,131

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2020	Financing	Intrafamily Transfer			\$344K
Apr 25, 2013	Quitclaim	Quit Claim Transfer			
Feb 20, 2012	Resale	Grant Deed	\$466,500	\$145	\$396K
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

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K 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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