

Single Family Residence **RESIDENTIAL**

2240 RIDGEMERE CIR

ROSEVILLE, CA 95747

\$769,720 TopHap Estimate · \$338 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,278 ft²

LIVING AREA

0.23 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$770K

\$720K low

\$820K high

Last Sale

\$350,000 · Oct 1, 2012

Est. Owner Equity

\$460,688

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,540 (2025)
Assessed Value	\$439,605
Previous Assessed	\$430,987

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

39
FLOOD

76
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2023	Financing	Intrafamily Transfer			
Oct 9, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Aug 31, 2012	Resale	Grant Deed	\$350,000	\$154	\$342K
Dec 11, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chilton Middle School	Middle	6–8	0.3 mi
West Park High School	High	9–12	0.4 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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