

Single Family Residence

**RESIDENTIAL**

# 2273 RIDGEMERE CIR

ROSEVILLE, CA 95747

**\$684,019** TopHap Estimate · \$300 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,279 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2010**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$684K**

\$656K low

\$712K high

Last Sale

**\$330,000 · Sep 30, 2010**

Est. Owner Equity

**\$254,019**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,451 (2025) |
| Assessed Value    | \$431,163      |
| Previous Assessed | \$422,710      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**75**  
WILDFIRE

**58**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-------------|--------------------|--------|
| Mar 17, 2010 | Resale          | Grant Deed          | \$330,000   | \$145              | \$326K |
| Dec 11, 2009 | Quitclaim       | Quit Claim Transfer |             |                    |        |
| Sep 25, 2009 | Resale          | Grant Deed          | \$8,032,750 | \$3525             |        |
| Jul 9, 2008  | Non-arms-length | Trustees Deed       | \$8,000,000 | \$3510             |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Chilton Middle School         | Middle     | 6–8    | 0.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</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> |
|-----------|-----------------------|