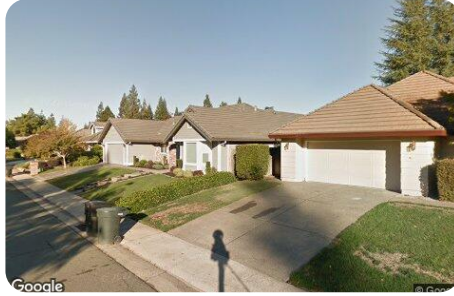


Single Family Residence **RESIDENTIAL**

1863 RIDGEVIEW DR

ROSEVILLE, CA 95661

\$767,755 TopHap Estimate · \$306 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,506 ft²
LIVING AREA

0.24 ac
LOT SIZE

1981
YEAR BUILT

2
PARKING

VALUATION

\$768K

\$700K low

\$836K high

Est. Owner Equity

\$499,575

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,498 (2025)
Assessed Value	\$449,018
Previous Assessed	\$440,214

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.24
Construction	Wood (Unspecified)
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	59 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestmont Elementary School	Elementary	KG–5	0.2 mi
Oakmont High School	High	9–12	0.8 mi
Eich Middle School	Middle	6–8	1.3 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

67 CRIME INDEX	84 AIR POLLUTION	35,720 POPULATION	\$109K 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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