

Single Family Residence **RESIDENTIAL**

1564 VISTA RIDGE WAY

ROSEVILLE, CA 95661

\$1,304,826 TopHap Estimate · \$319 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,092 ft²
LIVING AREA

0.27 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.3M high

Last Sale

\$1,294,500 · Apr 29, 2026

Est. Owner Equity

\$804,826

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$12,667 (2025)
Assessed Value	\$1,107,000
Previous Assessed	\$1,051,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

56
WILDFIRE

60
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 27, 2026	Resale	Grant Deed	\$1,294,500	\$316	\$500K
Jul 6, 2022	Resale	Grant Deed	\$1,075,000	\$263	\$860K
Aug 1, 2017	Quitclaim	Quit Claim Transfer			\$489K
Mar 29, 2004	Quitclaim	Quit Claim Transfer			
Jul 3, 2006	Financing	Grant Deed			\$100K
Mar 25, 2004	Recorded document	Grant Deed			
Mar 25, 2004	Resale	Grant Deed	\$675,000	\$165	\$540K
Feb 28, 2002	Resale	Grant Deed	\$575,500	\$141	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stoneridge Elementary School	Elementary	KG–5	0.6 mi
Eich Middle School	Middle	6–8	1.6 mi
Oakmont High School	High	9–12	2.1 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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