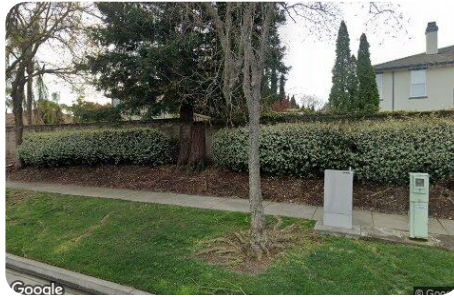
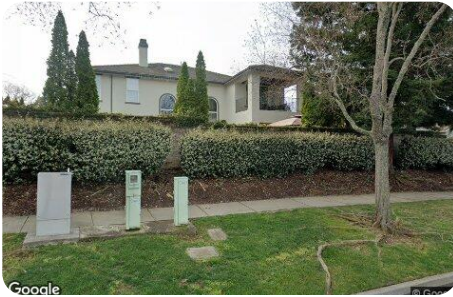


Residential (General/Single)

RESIDENTIAL

1540 VISTA RIDGE WAY

ROSEVILLE, CA 95661



5

BEDS

3.5

BATHS

4,038 ft²

LIVING AREA

0.28 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

Last Sale

\$1,220,000 · May 18, 2021

TAX & ASSESSMENT

Property Tax	\$14,860 (2025)
Assessed Value	\$1,346,977
Previous Assessed	\$1,264,000

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Cape Cod
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	56 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 28, 2025	Financing	Intrafamily Transfer			
Mar 28, 2025	Financing	Intrafamily Transfer			\$300K
May 10, 2024	Financing	Intrafamily Transfer			
Apr 30, 2021	Resale	Grant Deed	\$1,220,000	\$302	\$976K
Nov 21, 2016	Resale	Grant Deed	\$815,000	\$202	\$652K
Oct 31, 2002	Resale	Grant Deed	\$616,500	\$153	\$301K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stoneridge Elementary School	Elementary	KG–5	0.5 mi
Eich Middle School	Middle	6–8	1.7 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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