

Single Family Residence **RESIDENTIAL**

1314 RIDGECREST WAY

ROSEVILLE, CA 95661

\$736,643 TopHap Estimate · \$383 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,924 ft²

LIVING AREA

0.27 ac

LOT SIZE

1985

YEAR BUILT

2

PARKING

VALUATION

\$737K

\$668K low

\$805K high

Last Sale

\$601,000 · Dec 20, 2019

Est. Owner Equity

\$150,829

Loan-to-Value

80%

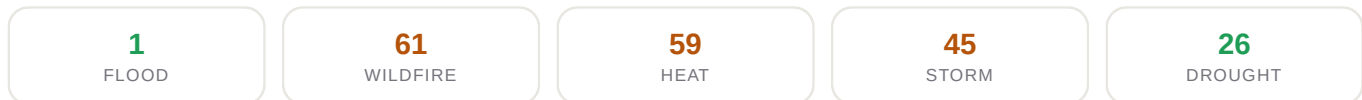
TAX & ASSESSMENT

Property Tax	\$6,805 (2025)
Assessed Value	\$670,422
Previous Assessed	\$657,277

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2019	Resale	Grant Deed	\$601,000	\$312	\$580K
Apr 25, 2014	Resale	Grant Deed	\$435,000	\$226	\$420K
Apr 14, 2011	Resale	Grant Deed	\$301,000	\$156	\$293K
Sep 24, 2010	Non-arms-length	Trustees Deed	\$290,336	\$151	
Aug 12, 2005	Resale	Grant Deed	\$600,000	\$312	\$480K
Jan 8, 2001	Quitclaim	Quit Claim Transfer			
Nov 13, 1989	Resale	Grant Deed	\$245,000	\$127	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.3 mi
Oakmont High School	High	9–12	1.3 mi

Eich Middle School	Middle	6–8	1.6 mi
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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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