

Single Family Residence **RESIDENTIAL**

# 1305 RIDGECREST WAY

ROSEVILLE, CA 95661

**\$839,924** TopHap Estimate · \$374 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,243 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1985**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$840K**

\$799K low

\$881K high

Last Sale

**\$400,000 · May 4, 2004**

Est. Owner Equity

**\$120,224**

Loan-to-Value

**89%**

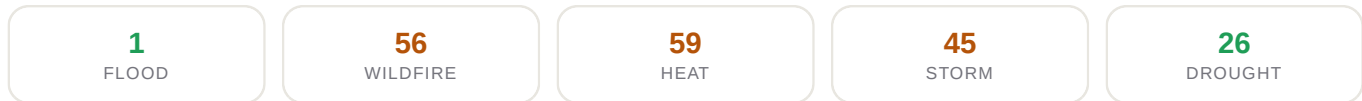
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,820 (2025) |
| Assessed Value    | \$579,999      |
| Previous Assessed | \$568,627      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.25                    |
| Construction  | Frame (Unspecified)     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|-------------|--------|------------|-----------|--------|--------|
| May 4, 2004 | Resale | Grant Deed | \$400,000 | \$178  | \$320K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| George Sargeant Elementary School | Elementary | KG–5   | 0.2 mi   |
| Oakmont High School               | High       | 9–12   | 1.3 mi   |
| Eich Middle School                | Middle     | 6–8    | 1.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>35,720</b><br>POPULATION | <b>\$109K</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> |
|-----------|-----------------------|