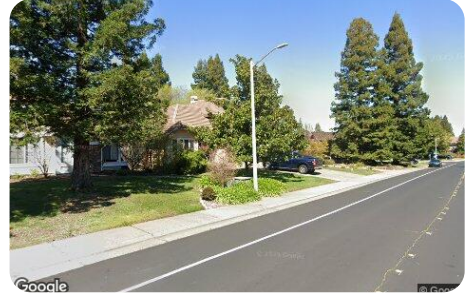


Single Family Residence **RESIDENTIAL**

1332 RIDGECREST WAY

ROSEVILLE, CA 95661

\$675,691 TopHap Estimate · \$363 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,859 ft²

LIVING AREA

0.26 ac

LOT SIZE

1984

YEAR BUILT

2

PARKING

VALUATION

\$676K

\$642K low

\$710K high

Last Sale

\$451,000 · Mar 22, 2016

Est. Owner Equity

\$189,691

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,504 (2025)
Assessed Value	\$548,674
Previous Assessed	\$537,917

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

63
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2016	Resale	Grant Deed	\$451,000	\$243	\$417K
Mar 20, 2013	Resale	Grant Deed	\$340,000	\$183	\$347K
Jul 26, 2005	Financing	Intrafamily Transfer			\$400K
Aug 13, 2004	Resale	Grant Deed	\$410,000	\$221	\$328K
Aug 13, 1993	Resale	Grant Deed	\$220,000	\$118	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.4 mi
Oakmont High School	High	9–12	1.4 mi
Eich Middle School	Middle	6–8	1.7 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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