

Single Family Residence **RESIDENTIAL**

1623 OLD HART RANCH RD

ROSEVILLE, CA 95661

\$849,219 TopHap Estimate · \$327 / ft² · confidence 97 · as of Jul 14, 2026

3
BEDS

2
BATHS

2,600 ft²
LIVING AREA

0.48 ac
LOT SIZE

1985
YEAR BUILT

2
PARKING

VALUATION

\$849K

\$825K low

\$873K high

Last Sale

\$610,000 · Nov 10, 2004

Est. Owner Equity

\$474,219

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax

\$7,935 (2025)

Assessed Value

\$848,000

Previous Assessed

\$774,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.48
Construction	Wood (Unspecified)
Pool	No

CLIMATE RISK

91 FLOOD	64 WILDFIRE	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2014	Quitclaim	Quit Claim Transfer			
Jul 23, 2009	Financing	Intrafamily Transfer			\$375K
Nov 4, 2004	Non-arms-length	Grant Deed	\$610,000	\$235	\$393K
Apr 22, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestmont Elementary School	Elementary	KG–5	0.5 mi
Oakmont High School	High	9–12	1.1 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

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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