

Single Family Residence **RESIDENTIAL**

1533 VISTA RIDGE WAY

ROSEVILLE, CA 95661

\$1,232,936 TopHap Estimate · \$278 / ft² · confidence 96 · as of Jul 14, 2026

5
BEDS

4
BATHS

4,443 ft²
LIVING AREA

0.25 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale	\$650,000 · Jun 10, 2014
Est. Owner Equity	\$180,436
Loan-to-Value	86%

TAX & ASSESSMENT

Property Tax	\$10,685 (2025)
Assessed Value	\$882,899
Previous Assessed	\$865,588

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.25
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 23, 2022	Financing	Intrafamily Transfer			
Mar 24, 2021	Financing	Intrafamily Transfer			
Jun 4, 2014	Quitclaim	Quit Claim Transfer			
May 22, 2014	Resale	Grant Deed	\$650,000	\$146	\$520K
Feb 25, 2012	Financing	Intrafamily Transfer			\$247K
Feb 25, 2012	Quitclaim	Quit Claim Transfer			
May 5, 2004	Quitclaim	Quit Claim Transfer			
Apr 30, 2004	Quitclaim	Quit Claim Transfer			\$280K
Jan 6, 2004	Quitclaim	Quit Claim Transfer			
Jan 28, 2003	Resale	Grant Deed	\$527,000	\$119	\$234K

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	2.2 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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