

Single Family Residence **RESIDENTIAL**

1890 RIDGEVIEW DR

ROSEVILLE, CA 95661

\$1,079,272 TopHap Estimate · \$346 / ft² · confidence 93 · as of Jul 14, 2026



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4

BEDS

3.5

BATHS

3,115 ft²

LIVING AREA

0.43 ac

LOT SIZE

1981

YEAR BUILT

3

PARKING

VALUATION

\$1.1M

\$999K low

\$1.2M high

Last Sale

\$1,075,000 · May 23, 2025

Est. Owner Equity

\$284,460

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,019 (2025)
Assessed Value	\$1,096,500
Previous Assessed	\$587,992

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.43
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	62 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2025	Resale	Grant Deed	\$1,075,000	\$345	\$795K
Aug 3, 2012	Resale	Grant Deed	\$477,500	\$153	\$375K
Aug 10, 2012	Quitclaim	Quit Claim Transfer			
Apr 25, 2011	Resale	Grant Deed	\$283,000	\$91	\$285K
Aug 25, 2010	Non-arms-length	Trustees Deed	\$409,500	\$131	
Jun 20, 2006	Financing	Intrafamily Transfer			\$108K
May 3, 2006	Quitclaim	Quit Claim Transfer			
May 3, 2006	Quitclaim	Quit Claim Transfer			\$540K
Jun 8, 2005	Quitclaim	Quit Claim Transfer			
Jan 12, 2004	Resale	Grant Deed	\$519,000	\$167	\$467K
Dec 1, 1993	Resale	Grant Deed	\$277,500	\$89	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestmont Elementary School	Elementary	KG–5	0.4 mi
Oakmont High School	High	9–12	1.0 mi
Eich Middle School	Middle	6–8	1.5 mi

District: Roseville City Elementary School District



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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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