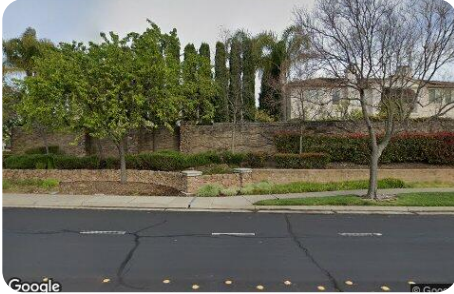


Single Family Residence **RESIDENTIAL**

# 1816 SWALLOW RIDGE WAY

ROSEVILLE, CA 95661

**\$1,024,115** TopHap Estimate · \$330 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**3.5**  
BATHS

**3,106 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$1M**

\$991K low

\$1.1M high

Last Sale

**\$625,000 · Jul 25, 2012**

Est. Owner Equity

**\$607,115**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,769 (2025) |
| Assessed Value    | \$785,022      |
| Previous Assessed | \$769,630      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.25                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 58<br>WILDFIRE | 60<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 25, 2014 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 17, 2012 | Resale    | Grant Deed          | \$625,000 | \$201              | \$417K |
| Jan 31, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 1, 2005  | Quitclaim | Quit Claim Transfer |           |                    | \$595K |
| Jan 2, 2004  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 31, 2003 | Resale    | Grant Deed          | \$660,000 | \$212              | \$323K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Stoneridge Elementary School | Elementary | KG–5   | 0.2 mi   |
| Eich Middle School           | Middle     | 6–8    | 1.9 mi   |
| Oakmont High School          | High       | 9–12   | 2.4 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>Absentee owner</b> |
|-----------|-----------------------|