

Single Family Residence **RESIDENTIAL**

1303 RIDGECREST WAY

ROSEVILLE, CA 95661

\$844,638 TopHap Estimate · \$392 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,153 ft²

LIVING AREA

0.28 ac

LOT SIZE

1985

YEAR BUILT

2

PARKING

VALUATION

\$845K

\$815K low

\$874K high

Last Sale

\$495,000 · Sep 1, 2016

Est. Owner Equity

\$784,638

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$2,306 (2025)
Assessed Value	\$231,967
Previous Assessed	\$227,419

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

56
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 8, 2021	Financing	Intrafamily Transfer			
Aug 25, 2016	Resale	Grant Deed	\$495,000	\$230	
Nov 10, 2011	Resale	Grant Deed	\$369,000	\$171	\$200K
Mar 15, 2011	Non-arms-length	Trustees Deed	\$268,500	\$125	
Jun 24, 2005	Quitclaim	Quit Claim Transfer			
May 20, 2005	Quitclaim	Quit Claim Transfer			\$432K
May 20, 2004	Quitclaim	Quit Claim Transfer			
Sep 3, 2003	Resale	Grant Deed	\$380,000	\$176	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.2 mi
Oakmont High School	High	9–12	1.3 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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