

Single Family Residence **RESIDENTIAL**

1312 RIDGECREST WAY

ROSEVILLE, CA 95661

\$855,404 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,468 ft²

LIVING AREA

0.28 ac

LOT SIZE

1985

YEAR BUILT

3

PARKING

VALUATION

\$855K

\$822K low

\$889K high

Est. Owner Equity

\$555,404

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,849 (2025)
Assessed Value	\$575,718
Previous Assessed	\$564,430

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	61 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 21, 2026	Financing	Mortgage			\$300K
Jun 18, 2019	Financing	Intrafamily Transfer			\$562K
Jun 17, 2019	Quitclaim	Quit Claim Transfer			
Mar 13, 2006	Quitclaim	Quit Claim Transfer			
Mar 13, 2006	Quitclaim	Quit Claim Transfer			\$480K
Feb 18, 2005	Quitclaim	Quit Claim Transfer			
Jul 10, 2003	Resale	Grant Deed	\$397,000	\$161	\$318K
Sep 11, 1992	Quitclaim	Quit Claim Transfer			\$103K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.3 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	Absentee owner
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