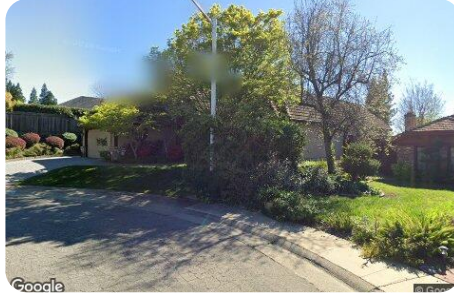


Single Family Residence **RESIDENTIAL**

1004 RIVA RIDGE CT

ROSEVILLE, CA 95661

\$680,471 TopHap Estimate · \$300 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,268 ft²

LIVING AREA

0.26 ac

LOT SIZE

1981

YEAR BUILT

2

PARKING

VALUATION

\$680K

\$639K low

\$722K high

Last Sale

\$338,000 · Dec 24, 2002

Est. Owner Equity

\$370,471

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,418 (2025)
Assessed Value	\$540,157
Previous Assessed	\$529,567

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

61
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 25, 2011	Quitclaim	Quit Claim Transfer			\$310K
Oct 17, 2007	Quitclaim	Quit Claim Transfer			
Mar 2, 2005	Quitclaim	Quit Claim Transfer			\$340K
Dec 24, 2002	Resale	Grant Deed	\$338,000	\$149	\$338K
Dec 24, 2002	Quitclaim	Quit Claim Transfer			
Oct 18, 2002	Non-arms-length	Trustees Deed	\$305,628	\$135	
Aug 7, 2001	Recorded document	Grant Deed			
Aug 7, 2001	Financing	Grant Deed			\$280K
Jun 20, 1997	Resale	Grant Deed	\$230,000	\$101	\$196K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oakmont High School	High	9–12	0.7 mi
Eich Middle School	Middle	6–8	1.0 mi
George Sargeant Elementary School	Elementary	KG–5	1.9 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------