

Single Family Residence **RESIDENTIAL**

1306 RIDGECREST WAY

ROSEVILLE, CA 95661

\$784,443 TopHap Estimate · \$384 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,045 ft²

LIVING AREA

0.26 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$784K

\$745K low

\$824K high

Last Sale

\$731,500 · Apr 7, 2023

Est. Owner Equity

\$199,363

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,183 (2025)
Assessed Value	\$729,000
Previous Assessed	\$694,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	1 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 4, 2023	Resale	Grant Deed	\$731,500	\$358	\$585K
Aug 31, 2001	Resale	Grant Deed	\$345,500	\$169	
Nov 19, 1997	Resale	Grant Deed	\$204,000	\$100	\$150K
Feb 15, 1994	Quitclaim	Quit Claim Transfer			
Sep 3, 1993	Financing	Grant Deed			\$110K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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