

Single Family Residence **RESIDENTIAL**

2403 RIDGESIDE CT

ROSEVILLE, CA 95661

\$867,809 TopHap Estimate · \$417 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,080 ft²

LIVING AREA

0.3 ac

LOT SIZE

1985

YEAR BUILT

2

PARKING

VALUATION

\$868K

\$826K low

\$909K high

Last Sale

\$500,000 · Feb 22, 2019

Est. Owner Equity

\$337,809

Loan-to-Value

65%

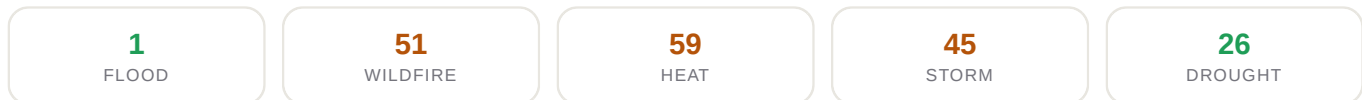
TAX & ASSESSMENT

Property Tax	\$6,466 (2025)
Assessed Value	\$636,826
Previous Assessed	\$624,341

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 13, 2021	Financing	Intrafamily Transfer			
Sep 13, 2021	Financing	Intrafamily Transfer			\$530K
Dec 3, 2020	Quitclaim	Quit Claim Transfer			
Dec 3, 2020	Financing	Intrafamily Transfer			\$487K
Sep 16, 2019	Financing	Intrafamily Transfer			\$484K
Sep 16, 2019	Recorded document	Correction Deed			
Mar 8, 2019	Quitclaim	Quit Claim Transfer			
Feb 8, 2019	Resale	Grant Deed	\$500,000	\$240	\$475K
Aug 24, 2016	Recorded document	Affidavit Of Death			
Aug 24, 2016	Quitclaim	Quit Claim Transfer			
Nov 23, 2004	Quitclaim	Quit Claim Transfer			

Dec 10, 2001 Resale Grant Deed \$325,000 \$156

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.2 mi
Oakmont High School	High	9–12	1.4 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