

Single Family Residence **RESIDENTIAL**

1326 RIDGECREST WAY

ROSEVILLE, CA 95661

\$907,109 TopHap Estimate · \$368 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,467 ft²
LIVING AREA

0.27 ac
LOT SIZE

1984
YEAR BUILT

8
ROOMS

2
PARKING

VALUATION

\$907K

\$878K low

\$936K high

Last Sale

\$902 · Feb 14, 2022

Est. Owner Equity

\$169,109

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$8,677 (2025)
Assessed Value	\$799,000
Previous Assessed	\$839,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

61
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 9, 2022	Resale	Grant Deed	\$820,000	\$332	\$738K
May 29, 2003	Quitclaim	Quit Claim Transfer			\$251K
Feb 23, 2000	Resale	Trustees Deed	\$240,000	\$97	\$192K
Feb 23, 2000	Quitclaim	Quit Claim Transfer			
Dec 22, 1993	Quitclaim	Quit Claim Transfer			\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.4 mi
Oakmont High School	High	9–12	1.3 mi
Eich Middle School	Middle	6–8	1.7 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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