

Single Family Residence **RESIDENTIAL**

1300 RIDGECREST WAY

ROSEVILLE, CA 95661

\$776,288 TopHap Estimate · \$391 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,987 ft²

LIVING AREA

0.33 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$776K

\$717K low

\$836K high

Last Sale

\$290,000 · Jul 28, 2000

Est. Owner Equity

\$189,888

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,535 (2025)
Assessed Value	\$445,545
Previous Assessed	\$436,810

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	62 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 20, 2014	Financing	Intrafamily Transfer			\$337K
Mar 20, 2014	Quitclaim	Quit Claim Transfer			
Aug 22, 2013	Quitclaim	Quit Claim Transfer			
Jul 28, 2000	Resale	Grant Deed	\$290,000	\$146	\$232K
Oct 13, 1989	Resale	Grant Deed	\$235,500	\$119	\$186K

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	Absentee owner
-----------	-----------------------