

Single Family Residence **RESIDENTIAL**

# 1318 RIDGECREST WAY

ROSEVILLE, CA 95661

**\$763,245** TopHap Estimate · \$365 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,092 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$763K**

\$719K low

\$808K high

Last Sale

**\$365,000 · May 8, 2012**

Est. Owner Equity

**\$474,745**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,757 (2025) |
| Assessed Value    | \$467,617      |
| Previous Assessed | \$458,449      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.24                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 55<br>WILDFIRE | 59<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| May 3, 2012  | Resale    | Grant Deed           | \$365,000 | \$174              | \$347K |
| Feb 26, 2008 | Financing | Intrafamily Transfer |           |                    | \$256K |
| Jun 13, 2003 | Quitclaim | Quit Claim Transfer  |           |                    | \$224K |
| Mar 11, 1999 | Resale    | Grant Deed           | \$240,000 | \$115              | \$178K |
| Feb 25, 1992 | Resale    | Grant Deed           | \$230,000 | \$110              | \$45K  |
| Apr 5, 1991  | Resale    | Grant Deed           | \$233,000 | \$111              |        |
| Nov 29, 1989 | Resale    | Grant Deed           | \$233,000 | \$111              | \$153K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| George Sargeant Elementary School | Elementary | KG–5   | 0.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>35,720</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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