

Single Family Residence **RESIDENTIAL**

1313 RIDGECREST WAY

ROSEVILLE, CA 95661

\$834,783 TopHap Estimate · \$416 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,005 ft²

LIVING AREA

0.38 ac

LOT SIZE

1984

YEAR BUILT

2

PARKING

VALUATION

\$835K

\$784K low

\$885K high

Last Sale

\$775,000 · Jul 6, 2022

Est. Owner Equity

\$359,783

Loan-to-Value

60%

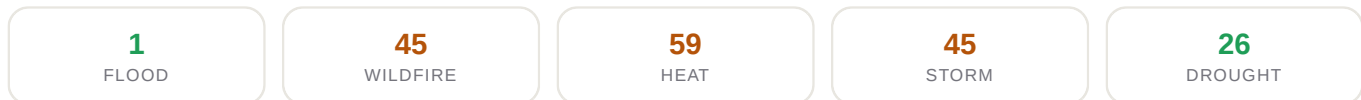
TAX & ASSESSMENT

Property Tax	\$7,008 (2025)
Assessed Value	\$732,000
Previous Assessed	\$684,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.38
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
Jun 28, 2022	Resale	Grant Deed	\$775,000	\$387	\$475K
Jun 30, 1999	Quitclaim	Quit Claim Transfer			
Oct 16, 1990	Resale	Grant Deed	\$272,500	\$136	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Sargeant Elementary School	Elementary	KG–5	0.3 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	Owner occupied
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