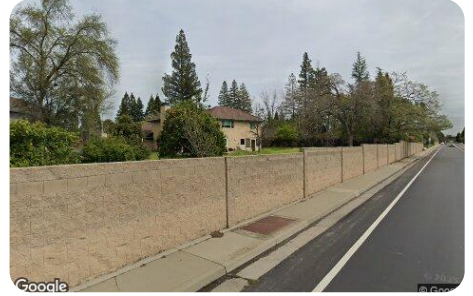
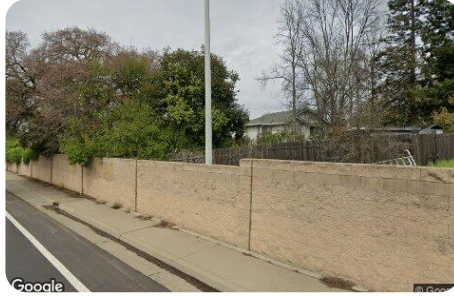


Single Family Residence **RESIDENTIAL**

# 1340 RIDGEDALE CT

ROSEVILLE, CA 95661

**\$860,987** TopHap Estimate · \$407 / ft² · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,115 ft²**

LIVING AREA

**0.38 ac**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**3**

PARKING

## VALUATION

**\$861K**

\$791K low

\$931K high

Last Sale

**\$835,000 · Apr 4, 2025**

Est. Owner Equity

**\$192,987**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,049 (2025) |
| Assessed Value    | \$851,700      |
| Previous Assessed | \$202,485      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.38                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>63</b><br>WILDFIRE | <b>59</b><br>HEAT | <b>45</b><br>STORM | <b>26</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Apr 2, 2025  | Resale    | Grant Deed           | \$835,000 | \$395              | \$668K |
| Apr 3, 2025  | Financing | Intrafamily Transfer |           |                    |        |
| Jul 28, 2009 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Apr 3, 2009  | Resale    | Grant Deed           | \$395,000 | \$187              | \$316K |
| Sep 20, 1996 | Resale    | Grant Deed           | \$223,000 | \$105              | \$178K |

## 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    | 1.6 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<br>CRIME INDEX | 84<br>AIR POLLUTION | 35,720<br>POPULATION | \$109K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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