

Single Family Residence **RESIDENTIAL**

1618 OLD HART RANCH RD

ROSEVILLE, CA 95661

\$817,194 TopHap Estimate · \$313 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,615 ft²

LIVING AREA

0.33 ac

LOT SIZE

1981

YEAR BUILT

2

PARKING

VALUATION

\$817K

\$707K low

\$927K high

Last Sale

\$500,000 · Feb 21, 2013

Est. Owner Equity

\$417,194

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,305 (2025)
Assessed Value	\$628,013
Previous Assessed	\$615,700

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	63 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2013	Resale	Grant Deed	\$500,000	\$191	\$400K
Jul 3, 2012	Non-arms-length	Trustees Deed	\$328,000	\$125	
Feb 24, 2010	Recorded document	Grant Deed			
Jan 4, 2010	Non-arms-length	Trustees Deed	\$375,000	\$143	
Jul 14, 2005	Resale	Individual Deed	\$645,000	\$247	\$516K
Aug 23, 2004	Quitclaim	Quit Claim Transfer			
May 6, 2004	Resale	Grant Deed	\$550,000	\$210	\$440K
May 6, 2004	Quitclaim	Quit Claim Transfer			
Jan 11, 2002	Financing	Grant Deed			\$30K
Aug 4, 1993	Quitclaim	Quit Claim Transfer			\$265K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestmont Elementary School	Elementary	KG–5	0.4 mi
Oakmont High School	High	9–12	1.1 mi
Eich Middle School	Middle	6–8	1.5 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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