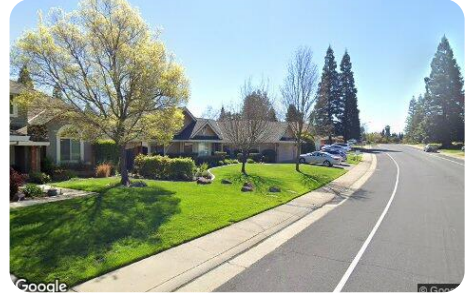


Single Family Residence **RESIDENTIAL**

# 1321 RIDGECREST WAY

ROSEVILLE, CA 95661

**\$908,524** TopHap Estimate · \$368 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,468 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1985**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$909K**

**\$882K low**

**\$935K high**

Last Sale

**\$517,500 · Jun 17, 2016**

Est. Owner Equity

**\$150,524**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,273 (2025) |
| Assessed Value    | \$624,861      |
| Previous Assessed | \$612,610      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.30                    |
| Construction  | Frame (Unspecified)     |
| 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 <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jun 8, 2016  | Resale            | Grant Deed           | \$517,500 | \$210              | \$517K |
| May 10, 2013 | Financing         | Intrafamily Transfer |           |                    | \$229K |
| Aug 3, 2011  | Resale            | Grant Deed           | \$295,000 | \$120              | \$236K |
| May 3, 2006  | Resale            | Grant Deed           | \$585,000 | \$237              | \$390K |
| Dec 5, 2001  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Dec 5, 2001  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Dec 18, 1998 | Recorded document | Grant Deed           |           |                    |        |

## 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 | 1.7 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

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

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

OWNERSHIP

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