

Single Family Residence **RESIDENTIAL**

6232 GRAZING RANCH RD

ROSEVILLE, CA 95747

\$685,396 TopHap Estimate · \$270 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,537 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$685K

\$656K low

\$715K high

Last Sale

\$650,000 · Sep 26, 2024

Est. Owner Equity

\$101,046

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$11,654 (2025)
Assessed Value	\$663,000
Previous Assessed	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10 FLOOD	79 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2024	Resale	Grant Deed	\$650,000	\$256	\$584K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westbrook Elementary School	Elementary	KG–5	1.8 mi
West Park High School	High	9–12	2.3 mi
Buljan Middle School	Middle	6–8	5.5 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 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K 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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