

Single Family Residence **RESIDENTIAL**

6089 GRAZING RANCH RD

ROSEVILLE, CA 95747

\$596,000 TopHap Estimate · \$355 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

2.5
BATHS

1,678 ft²
LIVING AREA

2024
YEAR BUILT

2
PARKING

VALUATION

\$596K

\$571K low

\$621K high

Last Sale

\$540,000 · Dec 30, 2024

Est. Owner Equity

\$83,000

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax

\$9,688 (2025)

Assessed Value

\$535,540

Previous Assessed

\$525,040

PROPERTY FACTS

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

CLIMATE RISK

35 FLOOD	80 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2024	Resale	Grant Deed	\$540,000	\$322	
Dec 27, 2024	Financing	Intrafamily Transfer			\$513K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westbrook Elementary School	Elementary	KG–5	1.9 mi
West Park High School	High	9–12	2.2 mi
Buljan Middle School	Middle	6–8	5.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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