

Single Family Residence **RESIDENTIAL**

# 6106 ROSALIND AVE

RICHMOND, CA 94805

**\$722,725** TopHap Estimate · \$727 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**994 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$723K**

\$683K low

\$762K high

Last Sale

**\$705,000 · Mar 27, 2023**

Est. Owner Equity

**\$158,725**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,524 (2025) |
| Assessed Value    | \$748,151       |
| Previous Assessed | \$733,482       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CONTRA COSTA            |
| Lot (acres)   | 0.12                    |
| Heating       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 58<br>WILDFIRE | 19<br>HEAT | 44<br>STORM | 36<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Mar 8, 2023  | Resale            | Grant Deed          | \$705,000 | \$709  | \$564K |
| Feb 6, 2018  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jun 11, 2014 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Mar 21, 2013 | Non-arms-length   | Trustees Deed       | \$258,000 | \$260  |        |
| Dec 31, 1998 | Resale            | Grant Deed          | \$169,000 | \$170  | \$135K |
| Jun 26, 1987 | Recorded document | Grant Deed          |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Mira Vista School      | Elementary | KG–8   | 0.4 mi   |
| El Cerrito High School | High       | 9–12   | 3.0 mi   |

District: West Contra Costa Unified 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 94805

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>15,814</b><br>POPULATION | <b>\$102K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|