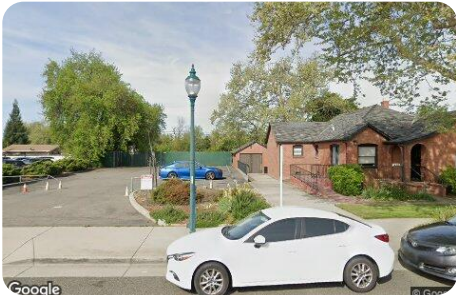


Residential (General/Single)

RESIDENTIAL

426 RIVERSIDE AVE

ROSEVILLE, CA 95678



2

BEDS

1

BATHS

1,426 ft²

LIVING AREA

0.42 ac

LOT SIZE

1931

YEAR BUILT

VALUATION

Last Sale

\$425,000 · May 21, 2013

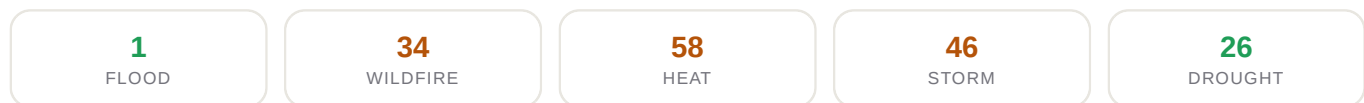
TAX & ASSESSMENT

Property Tax	\$6,536 (2025)
Assessed Value	\$533,811
Previous Assessed	\$523,345

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Cape Cod
County	PLACER
Lot (acres)	0.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2013	Resale	Grant Deed	\$425,000	\$298	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cirby Elementary School	Elementary	KG–5	0.6 mi
Eich Middle School	Middle	6–8	1.6 mi
Oakmont High School	High	9–12	1.8 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 95678

81 CRIME INDEX	84 AIR POLLUTION	50,142 POPULATION	\$94K MEDIAN IN- COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------