

Single Family Residence **RESIDENTIAL**

6096 RIDING PATH DR

ROSEVILLE, CA 95747

\$662,229 TopHap Estimate · \$339 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,951 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$662K

\$623K low

\$702K high

Last Sale

\$600,000 · Oct 15, 2021

Est. Owner Equity

\$362,239

Loan-to-Value

45%

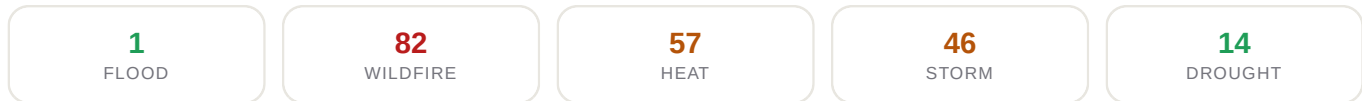
TAX & ASSESSMENT

Property Tax	\$10,017 (2025)
Assessed Value	\$649,446
Previous Assessed	\$636,712

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 12, 2021	Resale	Grant Deed	\$600,000	\$308	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	2.2 mi
Wilson C. Riles Middle School	Middle	7–8	2.2 mi
Center High School	High	9–12	3.0 mi

District: Center Joint 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 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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