

Single Family Residence **RESIDENTIAL**

6049 RIDING PATH DR

ROSEVILLE, CA 95747

\$653,987 TopHap Estimate · \$335 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,951 ft²
LIVING AREA

2020
YEAR BUILT

2
PARKING

VALUATION

\$654K

\$614K low

\$694K high

Last Sale

\$500,000 · Sep 28, 2020

Est. Owner Equity

\$653,987

TAX & ASSESSMENT

Property Tax	\$8,963 (2025)
Assessed Value	\$552,025
Previous Assessed	\$541,202

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	83 WILDFIRE	57 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2022	Financing	Intrafamily Transfer			
Dec 28, 2020	Non-arms-length	Correction Deed	\$500,000	\$256	
Sep 22, 2020	Resale	Grant Deed	\$500,000	\$256	\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	2.1 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	Absentee owner
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