

Duplex (2 Units, Any Combination) **RESIDENTIAL**

6067 ROLOFF WAY
ORANGEVALE, CA 95662



5
BEDS

3.5
BATHS

2,242 ft²
LIVING AREA

0.21 ac
LOT SIZE

1976
YEAR BUILT

1
STORIES

9
ROOMS

3
PARKING

VALUATION

Last Sale **\$715,000 · Dec 6, 2024**

TAX & ASSESSMENT

Property Tax	\$8,521 (2025)
Assessed Value	\$729,300
Previous Assessed	\$715,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

11 FLOOD	41 WILDFIRE	57 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2024	Resale	Grant Deed	\$715,000	\$319	\$572K
Nov 14, 2018	Resale	Grant Deed	\$450,000	\$201	\$338K
Apr 5, 2010	Resale	Grant Deed	\$255,000	\$114	
Dec 8, 2006	Quitclaim	Quit Claim Transfer			
Aug 10, 2005	Quitclaim	Quit Claim Transfer			
Aug 3, 2005	Financing	Intrafamily Transfer			\$305K
Feb 18, 2003	Quitclaim	Quit Claim Transfer			\$259K
Jun 30, 2000	Resale	Trustees Deed	\$167,500	\$75	
Jun 30, 2000	Quitclaim	Quit Claim Transfer			
Apr 13, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew Carnegie Middle School	Middle	6–8	0.4 mi
Pershing Elementary School	Elementary	KG–6	0.7 mi
Bella Vista High School	High	9–12	1.4 mi

District: San Juan 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 95662

96 CRIME INDEX	86 AIR POLLUTION	32,930 POPULATION	\$97K 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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