

Single Family Residence

RESIDENTIAL

6012 LITTLE ROCK RD

ROCKLIN, CA 95765

\$734,518 TopHap Estimate · \$294 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,495 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

3

PARKING

VALUATION

\$735K

\$709K low

\$760K high

Last Sale

\$685,000 · Mar 9, 2022

Est. Owner Equity

\$179,668

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$8,777 (2025)
Assessed Value	\$741,464
Previous Assessed	\$726,927

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	33 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2022	Resale	Grant Deed	\$685,000	\$275	\$555K
Jun 24, 2015	Quitclaim	Quit Claim Transfer			
Apr 7, 2006	Resale	Grant Deed	\$575,000	\$230	\$375K
May 20, 2004	Quitclaim	Quit Claim Transfer			\$45K
Jul 21, 2003	Resale	Grant Deed	\$380,000	\$152	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.7 mi
Whitney High School	High	9–12	2.6 mi

District: Rocklin 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K 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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