

Single Family Residence **RESIDENTIAL**

6111 CANYON RIM DR

ROCKLIN, CA 95765

\$707,442 TopHap Estimate · \$284 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,495 ft²

LIVING AREA

0.16 ac

LOT SIZE

2000

YEAR BUILT

3

PARKING

VALUATION

\$707K

\$694K low

\$721K high

Est. Owner Equity

\$420,092

Loan-to-Value

39%

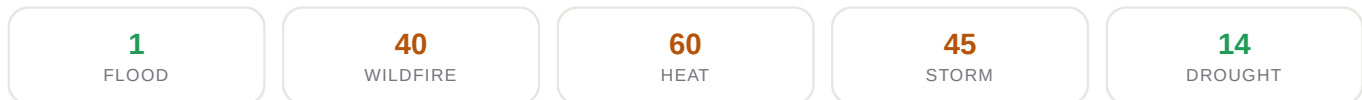
TAX & ASSESSMENT

Property Tax	\$5,391 (2025)
Assessed Value	\$431,022
Previous Assessed	\$422,571

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2014	Quitclaim	Quit Claim Transfer			
Jun 11, 2014	Quitclaim	Quit Claim Transfer			
Jun 4, 2014	Quitclaim	Quit Claim Transfer			
Jun 4, 2014	Financing	Intrafamily Transfer			\$285K
Sep 17, 2010	Financing	Intrafamily Transfer			\$305K
Sep 17, 2010	Quitclaim	Quit Claim Transfer			
Nov 12, 2009	Quitclaim	Quit Claim Transfer			
Feb 6, 2009	Resale	Grant Deed	\$305,000	\$122	\$299K
Sep 10, 2008	Non-arms-length	Trustees Deed	\$368,386	\$148	
Jan 19, 2006	Resale	Grant Deed	\$539,000	\$216	\$431K
Oct 27, 2000	Resale	Grant Deed	\$268,000	\$107	\$214K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	1.6 mi
Whitney High School	High	9–12	2.8 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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