

Single Family Residence **RESIDENTIAL**

6110 CANYON RIM DR

ROCKLIN, CA 95765

\$784,270 TopHap Estimate · \$285 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,752 ft²

LIVING AREA

0.15 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$784K

\$757K low

\$812K high

Last Sale

\$862,500 · May 19, 2021

Est. Owner Equity

\$8,020

Loan-to-Value

97%

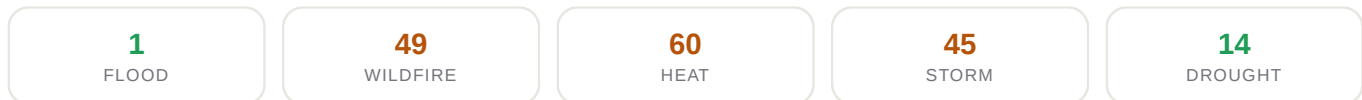
TAX & ASSESSMENT

Property Tax	\$9,615 (2025)
Assessed Value	\$790,000
Previous Assessed	\$804,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 13, 2021	Resale	Grant Deed	\$862,500	\$313	\$776K
Feb 26, 2019	Financing	Intrafamily Transfer			\$400K
Oct 31, 2017	Resale	Grant Deed	\$415,000	\$151	
Oct 31, 2017	Financing	Intrafamily Transfer			
Sep 2, 2004	Quitclaim	Quit Claim Transfer			\$400K
Jul 9, 2004	Resale	Grant Deed	\$510,000	\$185	\$408K
Apr 14, 2000	Resale	Grant Deed	\$265,000	\$96	\$198K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------