

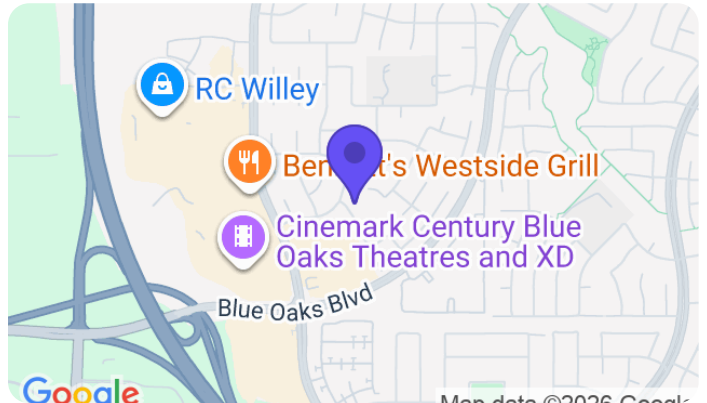
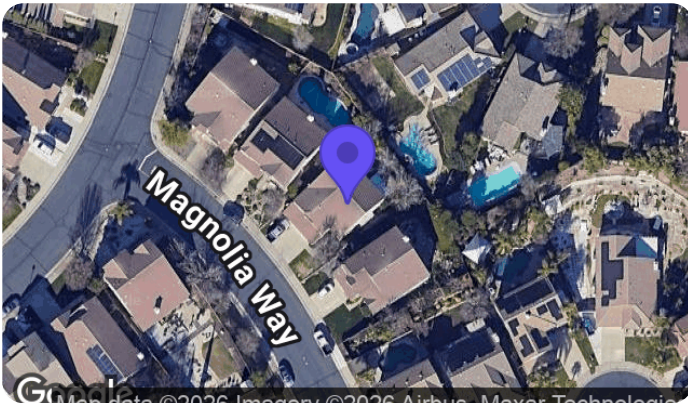
Single Family Residence

RESIDENTIAL

6705 MAGNOLIA WAY

ROCKLIN, CA 95765

\$701,082 TopHap Estimate · \$252 / ft² · confidence 98 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,780 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$701K

\$684K low

\$718K high

Last Sale

\$399,000 · Dec 30, 2014

Est. Owner Equity

\$251,082

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,000 (2025)
Assessed Value	\$489,118
Previous Assessed	\$479,529

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

26
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

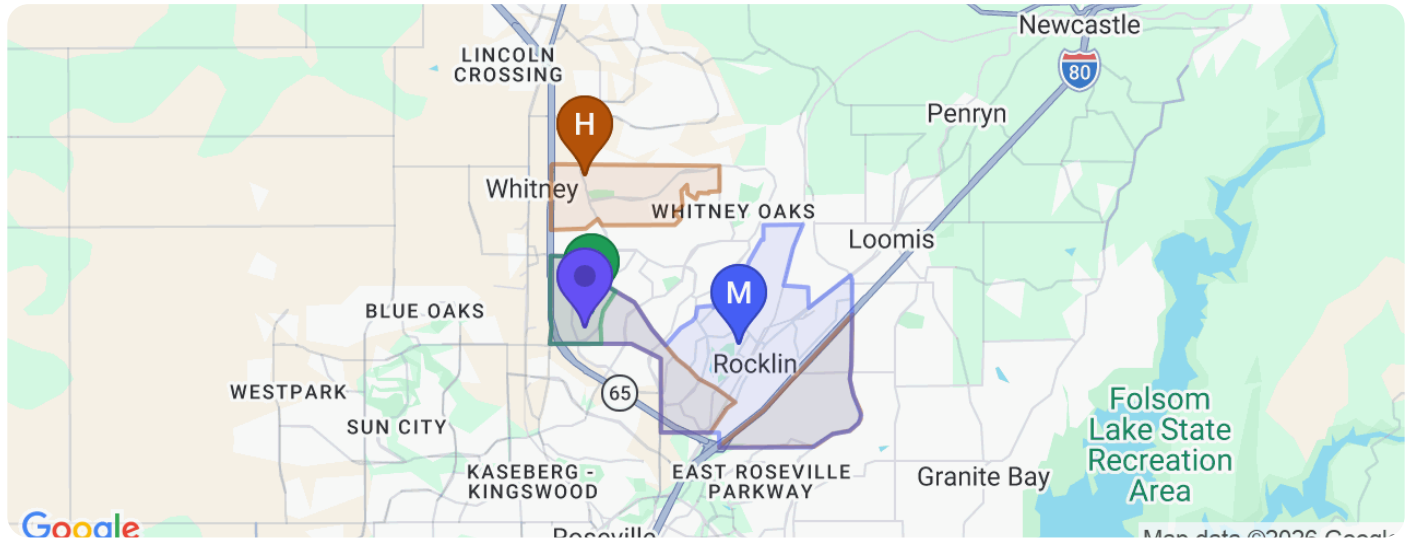
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 11, 2021	Financing	Intrafamily Transfer			\$432K
Mar 26, 2016	Financing	Intrafamily Transfer			\$397K
Dec 26, 2014	Resale	Grant Deed	\$399,000	\$144	\$392K
Feb 15, 2012	Resale	Grant Deed	\$317,000	\$114	
Nov 18, 2011	Resale	Grant Deed	\$275,000	\$99	\$2.5M
Aug 12, 2011	Non-arms-length	Trustees Deed	\$325,000	\$117	
Oct 27, 2006	Financing	Intrafamily Transfer			\$417K
Mar 20, 2002	Resale	Grant Deed	\$306,500	\$110	\$276K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	2.6 mi
Spring View Middle School	Middle	7–8	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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