

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

6230 WESTWOOD DR
ROCKLIN, CA 95677



2
BEDS

1
BATHS

1,654 ft²
LIVING AREA

0.15 ac
LOT SIZE

1962
YEAR BUILT

2
PARKING

VALUATION

Last Sale **\$649,000 · Sep 16, 2025**

TAX & ASSESSMENT

Property Tax	\$6,281 (2025)
Assessed Value	\$649,000
Previous Assessed	\$566,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	58 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2025	Resale	Grant Deed	\$649,000	\$392	\$637K
Apr 25, 2024	Financing	Intrafamily Transfer			
May 8, 2001	Quitclaim	Quit Claim Transfer			
Aug 25, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.3 mi
Rocklin Elementary School	Elementary	KG–6	1.4 mi
Rocklin 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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