

Single Family Residence

**RESIDENTIAL**

# 6134 FROST RIDGE WAY

ROCKLIN, CA 95765

**\$879,905**

TopHap Estimate · \$277 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**3,179 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$880K**

\$847K low

\$913K high

Last Sale

**\$474,500 · May 3, 2016**

Est. Owner Equity

**\$266,977**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,980 (2025) |
| Assessed Value    | \$572,938      |
| Previous Assessed | \$561,705      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.24                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>60</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Apr 27, 2016 | Resale            | Grant Deed          | \$474,500 | \$149              | \$466K |
| Mar 30, 2010 | Recorded document | Grant Deed          |           |                    |        |
| Jan 8, 2010  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Oct 9, 2001  | Resale            | Grant Deed          | \$395,000 | \$124              |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rock Creek Elementary School | Elementary | KG–6   | 0.4 mi   |
| Spring View Middle School    | Middle     | 7–8    | 1.9 mi   |
| Whitney High School          | High       | 9–12   | 2.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|