

Single Family Residence **RESIDENTIAL**

6144 FROST RIDGE WAY

ROCKLIN, CA 95765

\$807,849 TopHap Estimate · \$254 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,179 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$808K

\$776K low

\$840K high

Last Sale

\$460,000 · Nov 12, 2015

Est. Owner Equity

\$807,849

TAX & ASSESSMENT

Property Tax	\$7,162 (2025)
Assessed Value	\$555,429
Previous Assessed	\$544,539

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2015	Resale	Grant Deed	\$460,000	\$145	
May 23, 2011	Resale	Grant Deed	\$400,000	\$126	\$390K
May 23, 2011	Quitclaim	Quit Claim Transfer			
Apr 18, 2007	Financing	Grant Deed			\$333K
May 25, 2006	Recorded document	Grant Deed			
May 25, 2006	Financing	Intrafamily Transfer			\$250K
Mar 10, 2003	Quitclaim	Quit Claim Transfer			
Mar 10, 2003	Quitclaim	Quit Claim Transfer			
Mar 10, 2003	Quitclaim	Quit Claim Transfer			
Mar 10, 2003	Quitclaim	Quit Claim Transfer			
Jun 20, 2002	Quitclaim	Quit Claim Transfer			

Mar 6, 2002 Resale Grant Deed \$380,000 \$120

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	1.9 mi
Whitney 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 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**