

Single Family Residence

RESIDENTIAL

6345 WESTWOOD DR

ROCKLIN, CA 95677

\$518,702 TopHap Estimate · \$399 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,300 ft²

LIVING AREA

0.14 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$519K

\$503K low

\$534K high

Last Sale

\$490,000 · Dec 28, 2022

Est. Owner Equity

\$30,702

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$5,646 (2025)
Assessed Value	\$519,991
Previous Assessed	\$509,796

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 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
Dec 27, 2022	Financing	Intrafamily Transfer			\$49K
Dec 8, 2022	Resale	Grant Deed	\$490,000	\$377	\$439K
Sep 29, 2022	Resale	Grant Deed	\$450,000	\$346	
Oct 17, 2019	Resale	Grant Deed	\$390,000	\$300	
Oct 15, 2019	Recorded document	Affidavit Of Death			
Feb 11, 2014	Resale	Grant Deed	\$277,500	\$213	\$264K
Nov 23, 2010	Quitclaim	Quit Claim Transfer			\$223K
Jul 15, 2008	Resale	Grant Deed	\$229,500	\$177	\$226K
Apr 9, 2008	Non-arms-length	Trustees Deed	\$221,000	\$170	
Apr 18, 2005	Resale	Grant Deed	\$375,000	\$288	\$300K

Apr 18, 2005	Recorded document	Grant Deed			
Jan 31, 2002	Resale	Grant Deed	\$183,500	\$141	\$147K
Dec 16, 1998	Resale	Grant Deed	\$135,000	\$104	\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring View Middle School	Middle	7–8	1.4 mi
Rocklin Elementary School	Elementary	KG–6	1.5 mi
Rocklin High School	High	9–12	2.7 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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