

Single Family Residence

**RESIDENTIAL**

# 6325 WESTWOOD DR

ROCKLIN, CA 95677

**\$438,184** TopHap Estimate · \$340 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,289 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$438K**

\$407K low

\$469K high

Est. Owner Equity

**\$308,184**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,408 (2025) |
| Assessed Value    | \$122,418      |
| Previous Assessed | \$120,019      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 60<br>HEAT | 45<br>STORM | 26<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN  |
|--------------|-----------|---------------------|-------|--------|-------|
| Aug 21, 2003 | Quitclaim | Quit Claim Transfer |       |        |       |
| Mar 19, 2003 | Quitclaim | Quit Claim Transfer |       |        |       |
| Dec 20, 2002 | Quitclaim | Quit Claim Transfer |       |        |       |
| Oct 27, 1993 | Financing | Grant Deed          |       |        | \$47K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</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>Absentee owner</b> |
|-----------|-----------------------|