

Single Family Residence **RESIDENTIAL**

6221 PRINCESS CT

ROCKLIN, CA 95765

\$818,025 TopHap Estimate · \$303 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,696 ft²

LIVING AREA

0.34 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$818K

\$787K low

\$849K high

Last Sale

\$299,000 · Apr 11, 2001

Est. Owner Equity

\$203,595

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,754 (2025)
Assessed Value	\$506,344
Previous Assessed	\$496,416

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 11, 2001	Resale	Grant Deed	\$299,000	\$111	\$239K
Nov 3, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.4 mi
Whitney High School	High	9–12	2.1 mi
Spring View Middle School	Middle	7–8	2.4 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
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