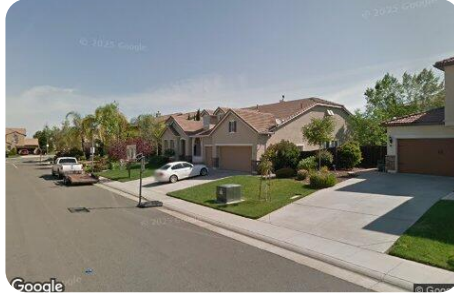


Single Family Residence **RESIDENTIAL**

6441 PEGASUS CT

ROCKLIN, CA 95677

\$979,015 TopHap Estimate · \$266 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,682 ft²

LIVING AREA

0.22 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$979K

\$919K low

\$1M high

Last Sale

\$560,000 · Jan 19, 2017

Est. Owner Equity

\$731,715

Loan-to-Value

26%

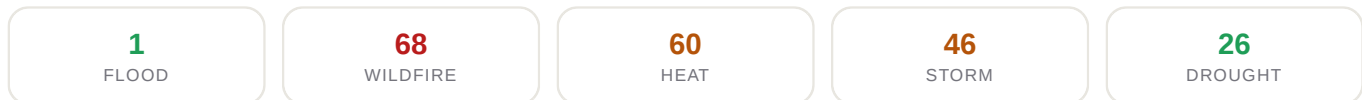
TAX & ASSESSMENT

Property Tax	\$7,524 (2025)
Assessed Value	\$662,919
Previous Assessed	\$649,922

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2021	Financing	Intrafamily Transfer			\$247K
Dec 21, 2016	Resale	Grant Deed	\$560,000	\$152	\$251K
Oct 6, 2011	Quitclaim	Quit Claim Transfer			
Oct 6, 2011	Quitclaim	Quit Claim Transfer			\$417K
Jul 22, 2009	Quitclaim	Quit Claim Transfer			
Jul 22, 2009	Quitclaim	Quit Claim Transfer			\$475K
Sep 30, 2008	Quitclaim	Quit Claim Transfer			
Sep 26, 2008	Financing	Intrafamily Transfer			\$492K
Jun 16, 2006	Quitclaim	Quit Claim Transfer			\$604K
Jun 27, 2003	Resale	Grant Deed	\$422,500	\$115	\$323K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Elementary School	Elementary	KG–6	0.5 mi
Spring View Middle School	Middle	7–8	2.1 mi
Whitney High School	High	9–12	6.0 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	Absentee owner
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