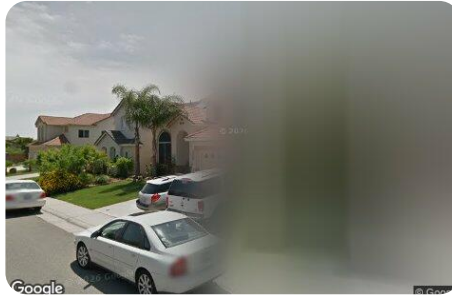


Single Family Residence **RESIDENTIAL**

6040 LITTLE ROCK RD

ROCKLIN, CA 95765

\$853,513 TopHap Estimate · \$267 / ft² · confidence 98 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,196 ft²
LIVING AREA

0.18 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$854K

\$833K low

\$874K high

Last Sale

\$327,000 · Jun 21, 2000

Est. Owner Equity

\$0

Loan-to-Value

121%

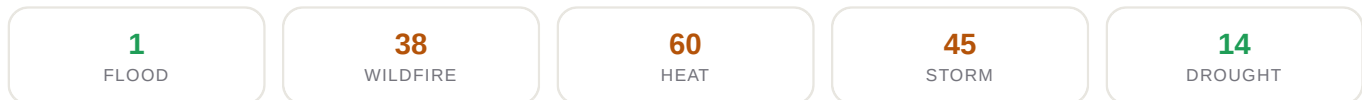
TAX & ASSESSMENT

Property Tax	\$7,187 (2025)
Assessed Value	\$599,452
Previous Assessed	\$587,699

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 26, 2017	Quitclaim	Quit Claim Transfer			
Jul 26, 2017	Financing	Intrafamily Transfer			\$435K
May 15, 2007	Quitclaim	Quit Claim Transfer			
May 15, 2007	Financing	Intrafamily Transfer			\$417K
May 21, 2003	Quitclaim	Quit Claim Transfer			
Mar 6, 2003	Quitclaim	Quit Claim Transfer			\$283K
Jan 18, 2002	Quitclaim	Quit Claim Transfer			\$260K
Jan 18, 2002	Quitclaim	Quit Claim Transfer			
Jun 21, 2000	Resale	Grant Deed	\$327,000	\$102	\$227K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.7 mi
Whitney 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 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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