

Single Family Residence **RESIDENTIAL**

# 6048 LITTLE ROCK RD

ROCKLIN, CA 95765

**\$865,686** TopHap Estimate · \$272 / ft² · confidence 99 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,179 ft²**

LIVING AREA

**0.16 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$866K**

\$856K low

\$875K high

Last Sale

**\$450,000 · Dec 22, 2003**

Est. Owner Equity

**\$274,286**

Loan-to-Value

**69%**

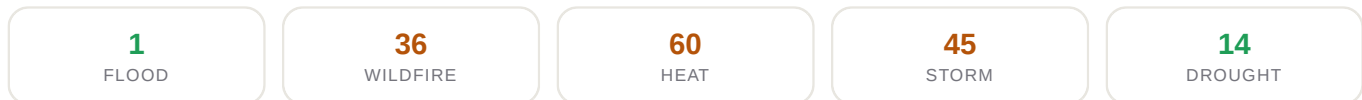
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,753 (2025) |
| Assessed Value    | \$652,580      |
| Previous Assessed | \$639,785      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| 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 <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jul 9, 2020  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Jul 9, 2020  | Recorded document | Affidavit Of Death  |           |                    |        |
| Dec 22, 2003 | Resale            | Grant Deed          | \$450,000 | \$142              | \$360K |
| Nov 13, 2002 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Nov 9, 2000  | Non-arms-length   | Grant Deed          | \$326,000 | \$103              | \$261K |

## 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   | 2.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</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>Owner occupied</b> |
|-----------|-----------------------|