

Single Family Residence **RESIDENTIAL**

6045 LITTLE ROCK RD

ROCKLIN, CA 95765

\$734,797 TopHap Estimate · \$297 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,471 ft²

LIVING AREA

0.16 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$735K

\$698K low

\$771K high

Est. Owner Equity

\$0

Loan-to-Value

112%

TAX & ASSESSMENT

Property Tax	\$7,063 (2025)
Assessed Value	\$759,492
Previous Assessed	\$744,600

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	In-Ground Pool

CLIMATE RISK

29
FLOOD

36
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2025	Financing	Intrafamily Transfer			\$275K
Dec 7, 2023	Resale	Grant Deed	\$730,000	\$295	\$545K
Dec 8, 2023	Financing	Intrafamily Transfer			
Apr 5, 2021	Financing	Intrafamily Transfer			\$377K
May 17, 2017	Quitclaim	Quit Claim Transfer			
May 23, 2014	Quitclaim	Quit Claim Transfer			
May 21, 2014	Resale	Grant Deed	\$450,000	\$182	\$360K
Feb 6, 2013	Quitclaim	Quit Claim Transfer			\$197K
Mar 17, 2009	Quitclaim	Quit Claim Transfer			
Mar 17, 2009	Resale	Grant Deed	\$340,000	\$138	\$204K
Jun 12, 2006	Quitclaim	Quit Claim Transfer			

May 18, 2001	Resale	Grant Deed	\$339,000	\$137	\$271K
Jan 31, 2001	Resale	Grant Deed	\$315,500	\$128	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.5 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

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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