

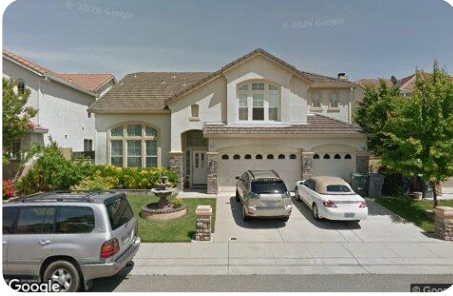
Single Family Residence

RESIDENTIAL

6041 LITTLE ROCK RD

ROCKLIN, CA 95765

\$820,489 TopHap Estimate · \$257 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,196 ft²

LIVING AREA

0.14 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$820K

\$784K low

\$857K high

Last Sale

\$775,000 · Jun 9, 2023

Est. Owner Equity

\$820,489

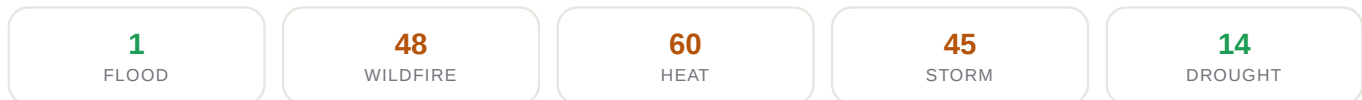
TAX & ASSESSMENT

Property Tax	\$10,172 (2025)
Assessed Value	\$872,375
Previous Assessed	\$855,270

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
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
May 2, 2023	Financing	Intrafamily Transfer			
May 23, 2023	Resale	Grant Deed	\$775,000	\$242	\$575K
May 2, 2023	Resale	Grant Deed	\$775,000	\$242	
Dec 4, 2021	Financing	Intrafamily Transfer			
Dec 16, 2016	Resale	Grant Deed	\$485,000	\$152	\$388K
Sep 14, 2015	Quitclaim	Quit Claim Transfer			
Oct 18, 2000	Resale	Grant Deed	\$288,000	\$90	\$130K

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	2.7 mi
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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	Absentee owner
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