

Single Family Residence **RESIDENTIAL**

# 6017 LITTLE ROCK RD

ROCKLIN, CA 95765

**\$694,275** TopHap Estimate · \$324 / ft² · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,142 ft²**

LIVING AREA

**0.18 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$694K**

\$676K low

\$713K high

Last Sale

**\$375,000 · Apr 16, 2003**

Est. Owner Equity

**\$694,275**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,702 (2025) |
| Assessed Value    | \$553,954      |
| Previous Assessed | \$543,093      |

## 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          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**33**  
WILDFIRE

**14**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------------|-----------|--------------------|------|
| Apr 16, 2003 | Resale | Grant Deed | \$375,000 | \$175              |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Rock Creek Elementary School | Elementary | KG–6   | 0.5 mi   |
| Spring View Middle School    | Middle     | 7–8    | 1.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|