

Single Family Residence **RESIDENTIAL**

6200 NIGHT RIDGE WAY

ROCKLIN, CA 95765

\$757,315 TopHap Estimate · \$304 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,495 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

3

PARKING

VALUATION

\$757K

\$717K low

\$797K high

Last Sale

\$765,000 · Jul 22, 2025

Est. Owner Equity

\$292,315

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$5,733 (2025)
Assessed Value	\$765,000
Previous Assessed	\$454,028

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	1 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2025	Resale	Grant Deed	\$765,000	\$307	\$465K
Jul 7, 2009	Resale	Grant Deed	\$347,000	\$139	\$358K
Apr 30, 2009	Non-arms-length	Trustees Deed	\$248,100	\$99	
Apr 24, 2002	Financing	Trustees Deed			\$34K
May 5, 2000	Resale	Grant Deed	\$270,500	\$108	\$243K

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	Absentee owner
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