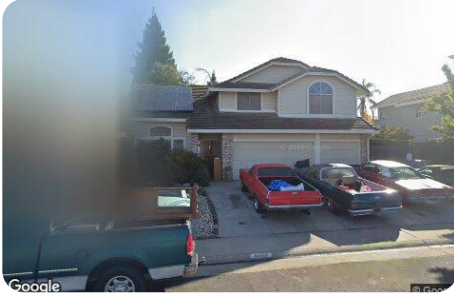


Single Family Residence **RESIDENTIAL**

# 6429 EMERALD DR

ROCKLIN, CA 95677

**\$633,765** TopHap Estimate · \$394 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,607 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1994**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$634K**

\$599K low

\$668K high

Last Sale

**\$257,000 · May 31, 2001**

Est. Owner Equity

**\$353,665**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,477 (2025) |
| Assessed Value    | \$542,000      |
| Previous Assessed | \$585,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>60</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------|-------------|--------------------|--------|
| Oct 18, 2022 | Financing | Intrafamily Transfer   |             |                    |        |
| Oct 18, 2022 | Financing | Transfer On Death Deed |             |                    |        |
| Aug 30, 2001 | Quitclaim | Quit Claim Transfer    |             |                    |        |
| May 31, 2001 | Resale    | Grant Deed             | \$257,000   | \$160              | \$170K |
| Feb 18, 1994 | Resale    | Grant Deed             | \$157,000   | \$98               | \$155K |
| Apr 30, 1990 | Resale    | Grant Deed             | \$7,560,000 | \$4704             |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Antelope Creek Elementary School | Elementary | KG–6   | 0.5 mi   |
| Spring View Middle School        | Middle     | 7–8    | 1.4 mi   |
| Whitney High School              | High       | 9–12   | 3.9 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 95677

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</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> |
|-----------|-----------------------|