

Single Family Residence **RESIDENTIAL**

6141 FROST RIDGE WAY

ROCKLIN, CA 95765

\$673,536 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,968 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$674K

\$656K low

\$691K high

Last Sale

\$50,000 · Jan 30, 2009

Est. Owner Equity

\$513,536

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$5,213 (2025)
Assessed Value	\$407,173
Previous Assessed	\$399,190

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

1
FLOOD

1
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 10, 2021	Financing	Intrafamily Transfer			
Aug 3, 2012	Financing	Grant Deed			\$190K
Jan 24, 2009	Non-arms-length	Grant Deed	\$59,000	\$30	
Nov 11, 2008	Resale	Grant Deed	\$310,000	\$158	\$200K
Sep 15, 2006	Financing	Intrafamily Transfer			\$408K
Jun 1, 2005	Resale	Grant Deed	\$485,000	\$246	\$388K
Sep 5, 2001	Resale	Grant Deed	\$297,000	\$151	\$237K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.4 mi
Spring View Middle School	Middle	7–8	1.8 mi

Whitney High School	High	9–12	2.6 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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