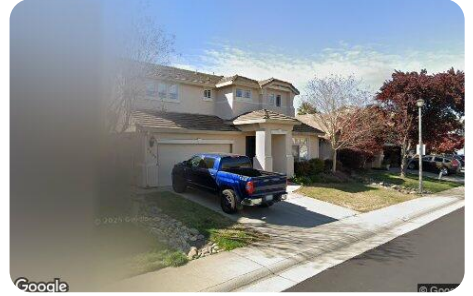


Single Family Residence **RESIDENTIAL**

6305 CRIMSON RIDGE DR

ROCKLIN, CA 95765

\$709,338 TopHap Estimate · \$279 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,543 ft²
LIVING AREA

0.12 ac
LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$709K

\$683K low

\$735K high

Last Sale

\$291,000 · Jan 31, 2002

Est. Owner Equity

\$542,338

Loan-to-Value

23%

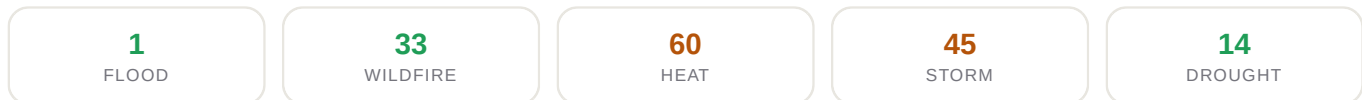
TAX & ASSESSMENT

Property Tax	\$5,742 (2025)
Assessed Value	\$438,317
Previous Assessed	\$429,724

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
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
Jan 31, 2002	Resale	Grant Deed	\$291,000	\$114	\$205K

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	2.9 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 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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