

Single Family Residence **RESIDENTIAL**

6304 CRIMSON RIDGE DR

ROCKLIN, CA 95765

\$759,365 TopHap Estimate · \$299 / 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

\$759K

\$731K low

\$788K high

Last Sale

\$675,000 · Sep 14, 2021

Est. Owner Equity

\$319,365

Loan-to-Value

58%

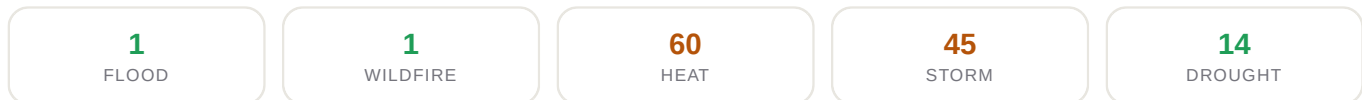
TAX & ASSESSMENT

Property Tax	\$8,556 (2025)
Assessed Value	\$730,641
Previous Assessed	\$716,315

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2021	Resale	Grant Deed	\$675,000	\$265	\$440K
Oct 21, 2016	Resale	Grant Deed	\$432,500	\$170	\$424K
Jul 9, 2015	Quitclaim	Quit Claim Transfer			
Sep 29, 2011	Resale	Grant Deed	\$285,000	\$112	\$278K
May 16, 2011	Resale	Grant Deed	\$252,500	\$99	
Jul 26, 2001	Resale	Grant Deed	\$280,500	\$110	\$224K

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	Owner occupied
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